



Milland, Nr Petersfield, Hampshire  
£2,250 pcm excl.

Spacious detached four bedroom family house in a lovely private and rural location overlooking the far-reaching countryside



**Term:** 12 months with the possibility of renewal  
**Bedrooms – 4**  
 Unfurnished – Assured Shorthold Tenancy / Contractual Residential Tenancy

#### Key Features:

Entrance Hall  
 Sitting Room with Wood Burner  
 Kitchen/Breakfast Room  
 Dining Room  
 Study  
 Four Double Bedrooms  
 Family Bathroom  
 Utility Room  
 Shower Room  
 Large Garden

#### Description:

A spacious detached family house in a lovely private and rural location overlooking the far-reaching countryside (known locally as The Prairie).

The house offers versatile accommodation throughout. The large entrance hall leads to a Sitting Room with wood burner and a dining room which in turn leads to the open plan kitchen/breakfast room with AGA. Beyond the kitchen is a generous utility room, study, conservatory and workshop.

Upstairs there are four double bedrooms, a shower room and family bathroom.

The cottage has high ceilings, is light, bright and well proportioned with LPG fired central heating and double glazed windows throughout.

#### Outside:

There is a good sized garden with a large terrace, a shed and ample space to park.

#### Situation:

The property is approached via a long driveway. The village of Milland offers a good community as well as a village shop/post office. Excellent local private and state schools are close at hand with Highfield, Bedales, Churchers, Amesbury, The Royal School, St Edmunds, and Bohunt, all being within 10 miles.

There is excellent walking, cycling and riding from the front door, across the beautiful South Downs countryside as the property lies within the heart of The South Downs National Park.

**AVAILABLE NOW**

**Local Authority:** Chichester District Council (Band G)

**White Goods:** Gas Fired AGA, Separate Gas Hob, Electric Oven, Fridge Freezer with positions and infrastructure for Dishwasher, Washing Machine & Tumble Dryer

**Heating:** Gas Fired central heating

**Drainage:** Private

**Curtains:** To principal rooms

**Flooring:** Carpets/Exposed Wood Floors/Tiles

**Broadband availability:** Check with your provider

**Mobile phone reception:** Check with your provider

**Pets:** Considered

**Gardening:** Tenants responsibility

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

#### Viewing:

Strictly by appointment with The Country House Company, as many properties are already tenanted and we wish to respect privacy.

Tel: 02392 632275

Email: [info@countryhousecompany.co.uk](mailto:info@countryhousecompany.co.uk)

Please contact The Country House Company for further details – [www.countryhousecompany.co.uk](http://www.countryhousecompany.co.uk)





**Ground Floor**

Total floor area 201.0 sq. m. (2,164 sq. ft.)  
 Ground Floor 120.0 sq. m. (1,292 sq. ft.)  
 First Floor 81.0 sq. m. (872 sq. ft.)



**First Floor**



## The Country House Company

02392 632 275 [www.countryhousecompany.co.uk](http://www.countryhousecompany.co.uk)

[sales@countryhousecompany.co.uk](mailto:sales@countryhousecompany.co.uk) ▪ [lettings@countryhousecompany.co.uk](mailto:lettings@countryhousecompany.co.uk)

The Country House Company regulated by RICS. S.P. Crossley MRICS FARLA, R.N. Crossley



[www.countryhousecompany.co.uk](http://www.countryhousecompany.co.uk)