



East Tisted, Nr Alton / Petersfield, Hampshire  
£4,250 pcm, excl.

Newly Refurbished Five Bedroom, Grade II Listed, Thatched Cottage  
Situated within the Village of East Tisted





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

**Bedrooms – 5**

**Key Features:**

Unique Combination of Heritage, Energy Efficiency and Family Living Space  
Large Open Plan Kitchen / Dining Room  
Sitting Room with Wood Burning Stove  
Snug / Reception Room  
Utility Room, Cloakroom / W.C.  
Ground Floor Double Bedroom with En-Suite  
Study / Bedroom Four  
Three Further Double Bedrooms  
Family Bathroom  
Landscaped Garden with Sun Terrace, Double Garage and Driveway Parking

**Description:**

This is a beautifully restored period country cottage, situated on a quiet rural lane within the South Downs National Park. Dating from the Seventeenth Century and constructed of local stone and oak timber framing with a part thatched roof. This property offers a unique combination of heritage, energy efficiency and excellent family living space.

The property is now offered for rental having undergone a complete restoration to modernise by providing open plan living yet at the same time enhance the period character of the property. With the installation of new kitchen, bathrooms, new heating and high-pressure water system, ecological and breathable paint and insulation, lighting and electrics with locally sourced ash flooring throughout the ground floor and re-carpeted upstairs.

The property sits within a half-acre plot. The front and rear gardens are well planted in the traditional cottage style with a large lawn to the rear and sun terrace

accessible from the kitchen/dining room. In addition, there is a double garage with a power supply.

This delightful property is within easy reach [12 miles] or the historic town of Alresford with its wealth of small shops, and eateries and accessibly to Petersfield [8 miles] and Alton [6 miles], with amenities and main line stations.

**Situation:**

- There are excellent road and rail network links.
- Part of a rural Estate, the property is situated in the heart of East Tisted and within walking distance of the village centre with its church, village hall and post office/shop.
- Southampton airport is an easy 40min drive by car.
- Cowdray Park, Midhurst [17 miles] with both Polo and golf course.
- Goodwood [20 miles] offering horse racing, motor sport, golf courses and country club.
- The coast with Chichester Harbour and West Wittering are approximately 20 miles to the south.
- Ample opportunity for horse riding locally along with a host of footpaths and cycle routes.
- There are a number of independent schools within easy reach including Bedales, Churchers College, Highfield and Brookham along with the Hindhead and Winchester schools.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	71 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Local Authority:** East Hampshire District Council (Band E)

**White Goods:** None provided

**Heating:** Oil fired central heating

**Drainage:** Private

**Curtains:** Not provided

**Flooring:** Carpets/Exposed Wood Floors

**Broadband availability:** Check with your provider

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

**Pets:** Dogs considered – sorry no cats

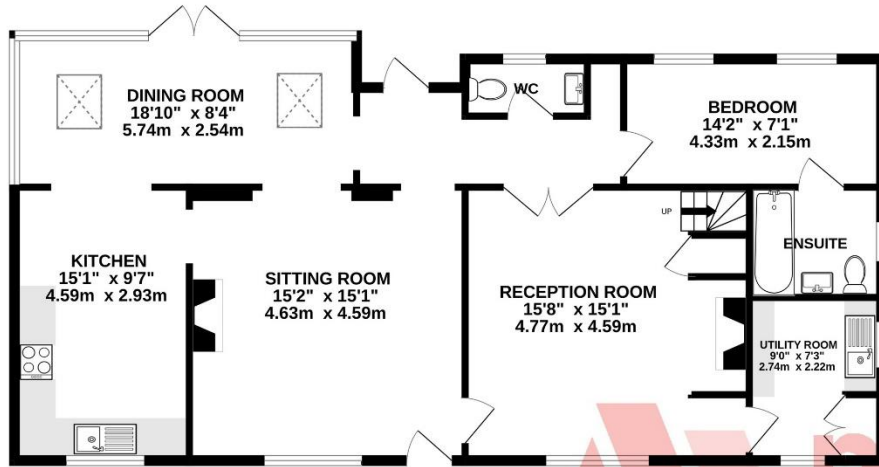
**Gardening:** Tenant responsibility



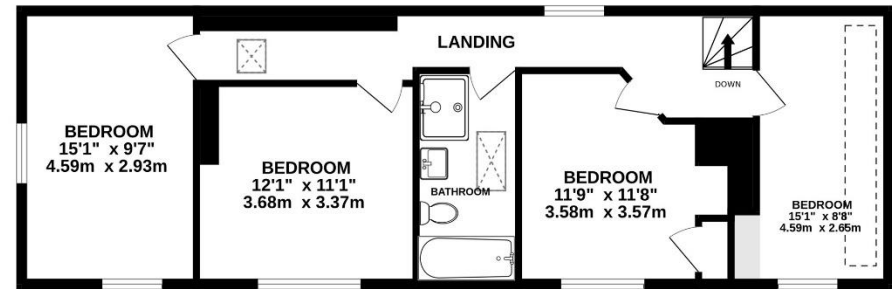
**AVAILABLE NOW**



GROUND FLOOR  
1053 sq.ft. (97.9 sq.m.) approx.



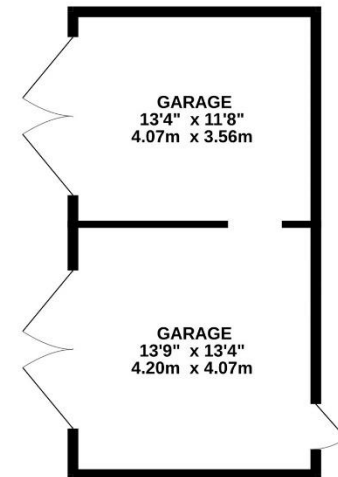
1ST FLOOR  
695 sq.ft. (64.5 sq.m.) approx.



TOTAL FLOOR AREA : 2088 sq.ft. (194.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2023



GARAGE  
340 sq.ft. (31.6 sq.m.) approx.







## 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)