



Exton, Nr Winchester / Fareham / Petersfield, Hampshire  
£1,650 pcm, excl.

A Pretty, Three Bedroom Period Semi-Detached Cottage in the Sought After Village of Exton.





**Term:** 12 months with the possibility of renewal  
**Bedrooms – 3**  
**Unfurnished – Assured Shorthold Tenancy / Contractual Residential Tenancy**

#### Key Features:

Entrance hall  
 Open plan sitting / dining / kitchen area  
 Utility room with WC  
 Two double bedrooms with fitted cupboards  
 Further single bedroom / Study  
 Family bathroom with shower  
 Single garage  
 Enclosed garden  
 Two small outbuildings

#### Description:

A very attractive period semi-detached cottage in a lovely position looking down the village street of the sought-after village of Exton, and with views to the River Meon. The cottage has been extended and renovated to provide light and contemporary accommodation.

There is a good sized, open plan living area with working fireplace and a step to dining/study area. The Kitchen is well appointed with a good range of units, has a tiled floor and opens to a very practical utility room and door to garden.

Upstairs there are two double bedrooms, and a good sized single, all with fitted cupboards, and a family bathroom. The two bedrooms at the rear have a wonderful view of the historic village church. The cottage has high ceilings, is light, bright and well-proportioned with oil fired central heating and has double glazed windows throughout.

#### Outside:

There is a good sized garden, a small area of lawn behind a pretty flint wall to the front, with a further walled garden, with pond, shrubs, small trees and a sunny patio. There are 2 aged flint & brick outbuildings and a good single garage.

#### Situation:

Exton on the river Meon is a highly sought after village with a popular pub 'The Shoe', leading onto the South Downs with an abundance of good walking, riding and cycling. Corhampton, with its village shop and post office, adjoins the village of Exton. Exton is situated within easy reach of several large centres with Fareham being approximately 10 miles, Alton and Winchester approximately 15 miles and Petersfield approximately 12 miles – the latter 3 towns all with main line stations to Waterloo (about 1 hour).

**AVAILABLE MID NOVEMBER 2023**

**Local Authority:** Winchester City Council (Band D)

**White Goods:** Electric 4 ring hob and oven, Slimline dishwasher and Position for fridge/freezer, washing machine and dryer

**Heating:** Oil fired

**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		79 C
55-68	D		
39-54	E	49 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)







## The Country House Company

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