



Empshott, Nr Selborne / Liss / Petersfield, Hampshire

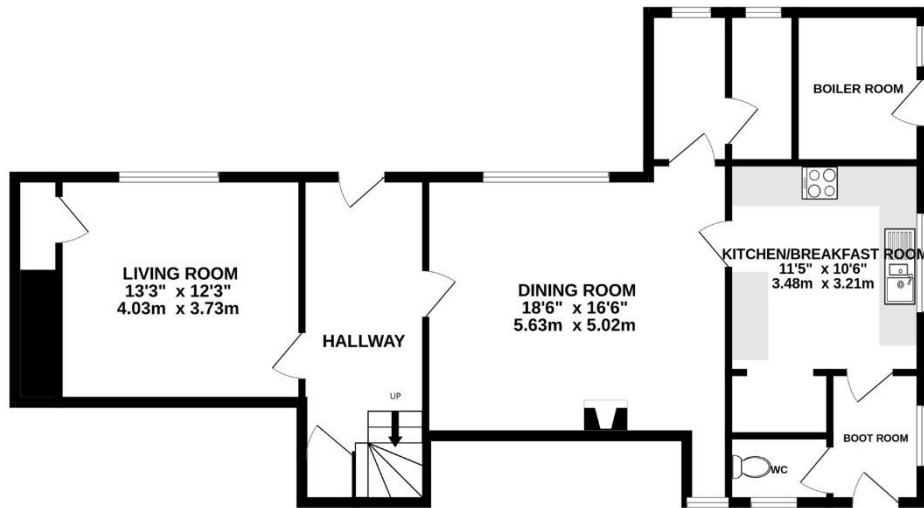
£1,750 pcm, excl.

A Pretty Three Bedroom Semi-Detached Cottage,
Situated on a Private Rural Estate

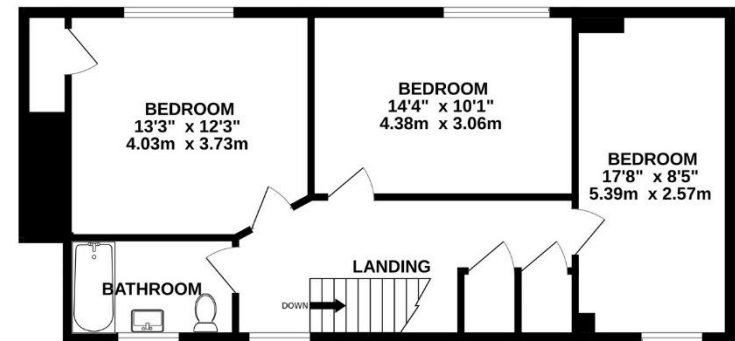
THE
COUNTRY
HOUSE
COMPANY
Sales | Lettings | Management



GROUND FLOOR
852 sq.ft. (79.1 sq.m.) approx.



1ST FLOOR
648 sq.ft. (60.2 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 1500 sq.ft. (139.3 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



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

Key Features:

Private Rural Location
Fully Fitted Kitchen
Pantry / Utility Room
Cloakroom/W.C.
Dining / Sitting Room with Log Burning Stove
Living Room with Feature Fireplace
Three Double Bedrooms
Family Bathroom
Large Garden with Far Reaching Views
Private Parking and Two Brick Stores

Description:

Accessed via a gated driveway, this pretty three-bedroom cottage sits within the private grounds of a rural Grange, located in the heart of the South Downs National Park within easy reach of Selborne.

The property provides spacious and flexible family accommodation with a large kitchen, pantry and utility room, downstairs cloakroom/W.C., dining room with log burning stove and sitting room with feature fireplace. Upstairs there are three double bedrooms and a family bathroom.

Outside:

Outside there is a large mature garden overlooking the pretty local church with several outbuildings and a gravelled sitting out area. There is private parking for two cars.

Situation:

Part of a rural estate, the property is situated within the South Downs National Park, approximately one mile south of Selbourne village with its post office, pub and attractions.

Situated approximately seven miles from both Petersfield and Alton and eleven miles from Haslemere with their mainline stations and local amenities. There are a number of independent schools within easy reach, including Bedales, Churchers College, Highfield and Brookham along with the Hindhead and Winchester based schools.

Local Authority: East Hampshire District Council (Band E)

AVAILABLE NOW

White Goods: Electric oven and hob, space and infrastructure for a fridge/freezer, dishwasher, washing machine and tumble dryer

Heating: Oil fired central heating

Drainage: Private

Water: Private – contribution to landlord

Curtains: Not provided

Flooring: Carpets/Exposed Wood Floors/Tiles

Broadband availability: Check with your provider

Mobile phone reception: Check with your provider

Pets: Dogs considered, sorry no cats

Gardening: Tenant responsible



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

Please contact The Country House Company for further details – www.countryhousecompany.co.uk





The Country House Company

02392 632 275 www.countryhousecompany.co.uk

sales@countryhousecompany.co.uk ▪ lettings@countryhousecompany.co.uk

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



www.countryhousecompany.co.uk