



THE  
COUNTRY  
HOUSE  
COMPANY  
Sales | Lettings | Management

Upham/Owslebury, Nr Winchester, Hampshire  
£1,750 pcm excl., with a monthly contribution towards utilities

A pretty, detached three bedroom period cottage in a wonderful position  
with stunning far reaching views





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

#### Key Features:

Kitchen / Breakfast Room  
 Dining Room / Study  
 Sitting Room with Log Burning Stove  
 Three Double Bedrooms  
 Family Bathroom  
 Garden  
 Shed and Workshop  
 Parking  
 Views over surrounding countryside  
 Paddock and stabling may be available by separate negotiation

#### Description:

A charming three bedroom, brick and flint cottage in a wonderful rural position with stunning far reaching views and good commuting links.

Close to the popular villages of Owslebury and Upham and within easy reach of Winchester, this cottage provides very appealing accommodation ideal for weekend or full time living.

The double aspect sitting room has a log burning stove while the dining room/study has french doors to the garden. The modern fitted kitchen, with excellent range of cupboards and work counters, has space for a breakfast table. Upstairs are three double bedrooms with french door from the master bedroom and wrought iron staircase to the garden. A family bathroom (with shower over the bath) and airing cupboard complete the first floor accommodation.

#### Outside:

The pretty low maintenance garden lies to the rear and side of the property with a lawn and flower beds leading to a spacious gravelled parking area. There is excellent walking, riding and cycling directly from the cottage. Paddock and stabling may be available by separate negotiation.

#### Situation:

The property is set in glorious countryside within a few miles of the villages of Alresford and Upham and very conveniently situated for access to Winchester and the M3. Bishops Waltham, Southampton (Airport and M27), Alton and Petersfield are all within easy reach.

**AVAILABLE 08 APRIL 2024**

**Heating / Hot Water / Water / Drainage: £200 Monthly Contribution to Landlord**

**Tenant to be responsible for the cost of Council Tax and metered electricity usage**

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

**White Goods:** Four ring hob, electric oven, dishwasher, washing machine and fridge/freezer

**Heating and Hot Water:** Contribution to landlord

**Water and Drainage:** Contribution to landlord

**Curtains/Blinds:** To principal rooms

**Broadband availability:** FTTP

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

**Pets:** Considered

**Gardening:** Tenant responsibility

**Parking:** Private – off road

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

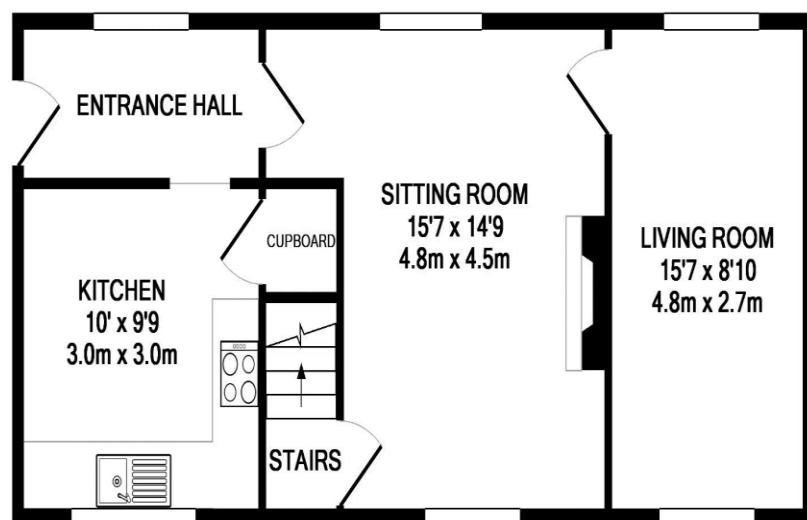
#### Viewing:

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

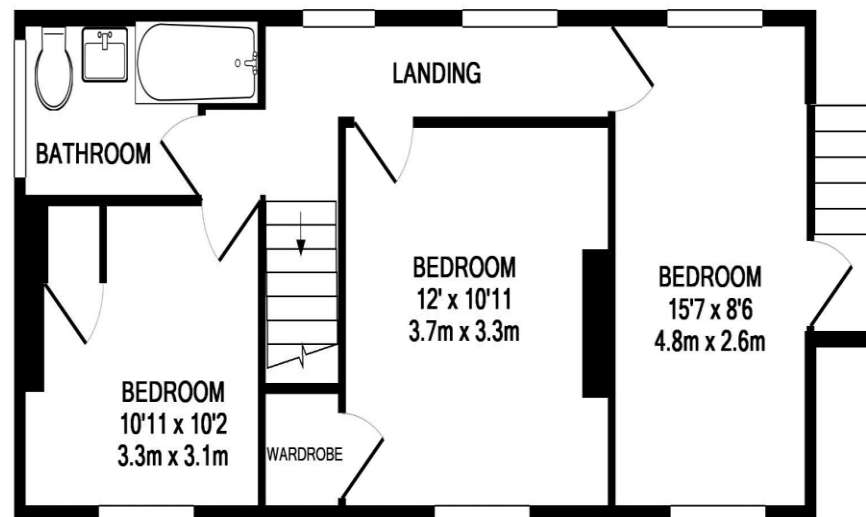
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Please contact The Country House Company for further details – [www.countryhousecompany.co.uk](http://www.countryhousecompany.co.uk)



GROUND FLOOR  
APPROX. FLOOR  
AREA 489 SQ.FT.  
(45.5 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 498 SQ.FT.  
(46.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 988 SQ.FT. (91.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

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## The Country House Company

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