

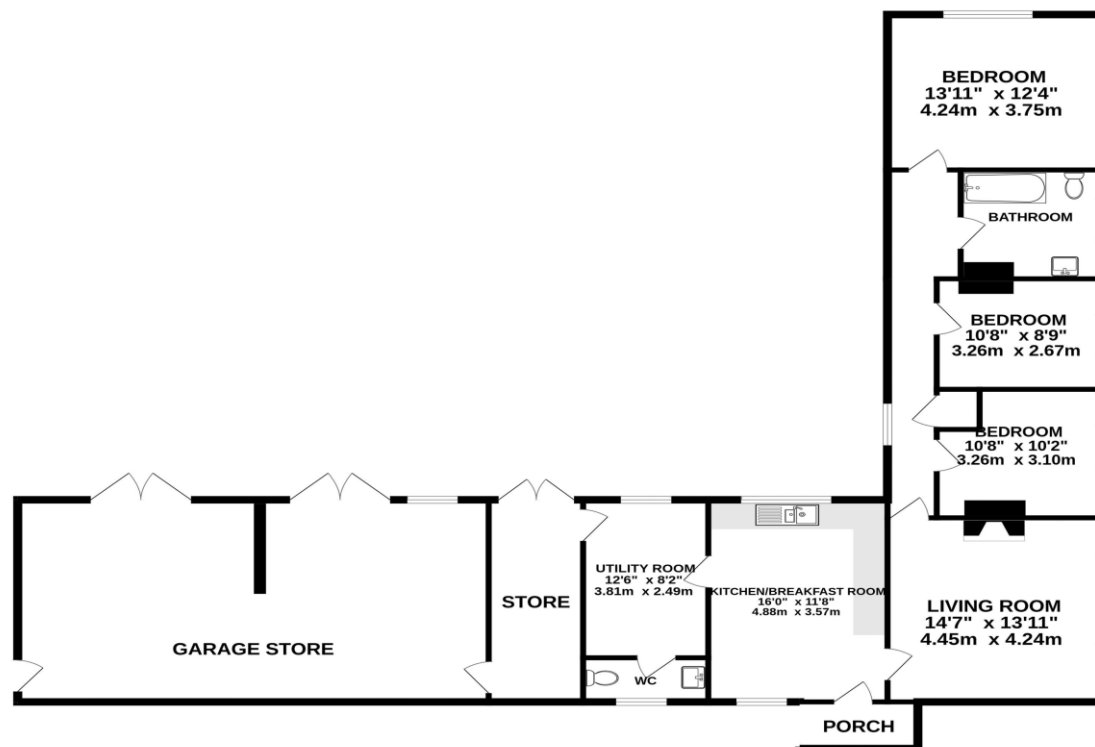


East Tisted, Nr Alton / Petersfield, Hampshire
£1,950pcm, excl

THE
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Detached Flint Three Bedroom Cottage Set in a Private Rural Location with Uninterrupted Views

GROUND FLOOR
1671 sq.ft. (155.3 sq.m.) approx.



TOTAL FLOOR AREA : 1671 sq.ft. (155.3 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.
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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 79 C |
| 55-68 | D | | |
| 39-54 | E | 51 E | |
| 21-38 | F | | |
| 1-20 | G | | |



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

Bedrooms – 3

Key Features:

Private Rural Location
Fitted Kitchen / Breakfast Room
Utility Room / Cloakroom
Boiler Room / Store
Sitting Room with Woodburning Stove
Principal Bedroom with Uninterrupted Views
Two Further Double Bedrooms
Family Bathroom
Garage Store (not suitable for vehicles)
Private Garden / Ample Parking

Description:

This traditional flint, single storey cottage is set in a glorious rural location at the end of a private road with uninterrupted views of the countryside beyond.

This property offers good, flexible family accommodation with a large fitted kitchen, separate utility and cloakroom, sitting room with woodburning stove, three double bedrooms and a family bathroom, along with integral outbuildings suitable for storage.

The property benefits from a large private garden, mainly laid to lawn and private parking for several cars.

Situation:

The cottage is located within the private grounds of a local country Estate. The popular village of East Tisted is nearby with its church, village hall and post office / shop. There is easy access to Alresford (nine miles), Winchester (fifteen miles), Alton (six miles) and Petersfield (eight miles), all with excellent transport links and amenities.

Local Authority: East Hampshire County District (Band E)

AVAILABLE BEGINNING FEBRUARY 2024

White Goods: Integrated dishwasher with space and infrastructure for a range cooker, fridge/freezer, washing machine and tumble dryer

Heating: Oil fired central heating

Drainage: Private

Curtains: None provided

Flooring: Carpets/Exposed Wood Floors/Tiles

Broadband availability: Check with your provider

Mobile phone reception: Check with your provider

Pets: Dogs considered, no cats

Gardening: Tenant responsibility



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

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