



Warnford, Nr Winchester / Petersfield, Hampshire

£2,250 pcm excl.

Three bedroom cottage, with separate garden annexe, on the edge of the sought after village of Warnford

THE  
COUNTRY  
HOUSE  
COMPANY  
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**Term:** 12 months with the possibility of renewal

**Bedrooms – 3**

**Unfurnished – Assured Shorthold Tenancy / Contractual Residential Tenancy**

**Key Features:**

Open Plan Kitchen / Dining Area with Range Cooker  
Sitting Room with Open Fire  
Cloakroom / Shower / W.C.  
Two Double Bedrooms  
Single Bedroom (Fitted Four Poster Bed)  
Family Bathroom  
Separate Annexe (Home Office / Games Room / Gym)  
Raised Terrace with Stunning Views  
Garage and Potting Shed  
Large Garden with Greenhouse

**Situation:**

Set on the outskirts of the much sought after, thriving Meon Valley village of Warnford, the property is quietly located within a short walk of the village hall and the popular childrens' playground.

The village has an active village community with highly regarded infant/junior schools nearby at Meonstoke and West Meon.

Situated approximately 2 miles north of the village of Exton and 1.5 miles south of West Meon. Winchester is approximately 12 miles, Alton 12 miles and both Petersfield and Fareham approximately 10 miles – all with mainline railway stations.

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

**AVAILABLE MID NOVEMBER 2021**

**White Goods:** Sandyford Range Cooker, Dishwasher, Washing Machine

**Heating:** Oil fired central heating

**Drainage:** Private

**Curtains:** To principal rooms – as seen

**Flooring:** Carpets/Exposed Wood Floors/Tiles

**Broadband availability:** Check with your provider

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

**Pets:** Not suitable

**Gardening:** Tenant responsibility

**Viewing:**

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

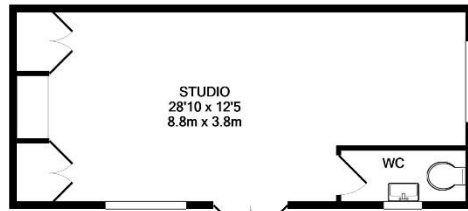
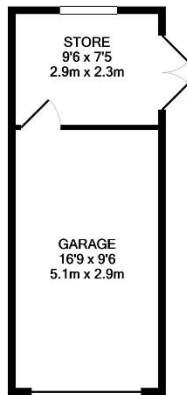
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Please contact The Country House Company for further details – [www.countryhousecompany.co.uk](http://www.countryhousecompany.co.uk)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C		
55-68	D	59   D	
39-54	E		
21-38	F		
1-20	G		



STUDIO  
APPROX. FLOOR  
AREA 359 SQ.FT.  
(33.4 SQ.M.)

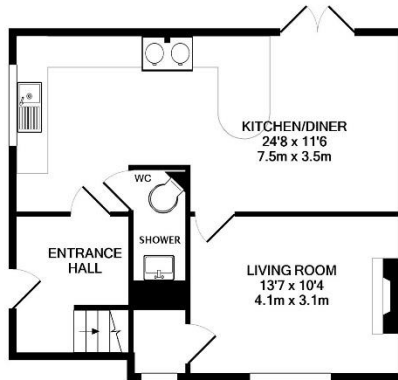


TOTAL APPROX. FLOOR AREA 1617 SQ.FT. (150.2 SQ.M.)

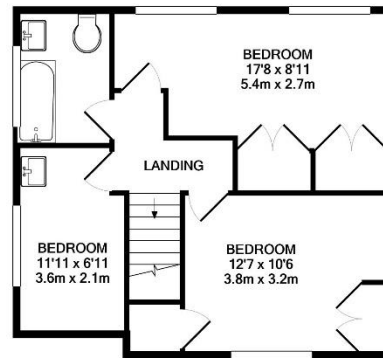
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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GARAGE  
APPROX. FLOOR  
AREA 230 SQ.FT.  
(21.3 SQ.M.)



GROUND FLOOR  
APPROX. FLOOR  
AREA 521 SQ.FT.  
(48.4 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 508 SQ.FT.  
(47.2 SQ.M.)





## The Country House Company

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

