



At home in West Tisted

New Field Cottage, West Tisted

ALRESFORD, SO24 0HJ

Asking Rent £ 1,750 PCM

- Energy Performance Rating E
- Holding Deposit £403.84
- Deposit £2019.20
- Council Tax C
- Three Bedrooms
- Kitchen / Dining Room
- Sitting Room
- Bathroom
- Garden
- Off Road Parking
- Countryside Views



A charming semi-detached cottage in the sought after village of West Tisted.





he accommodation includes a useful entrance porch, which leads through to an inner lobby, which in turn leads through to the cosy sitting room. At the heart of the house is a beautiful extended kitchen, with integrated appliances. The bathroom features a 'P' shaped bath with shower over.

Upstairs are three bedrooms, all with countryside views.

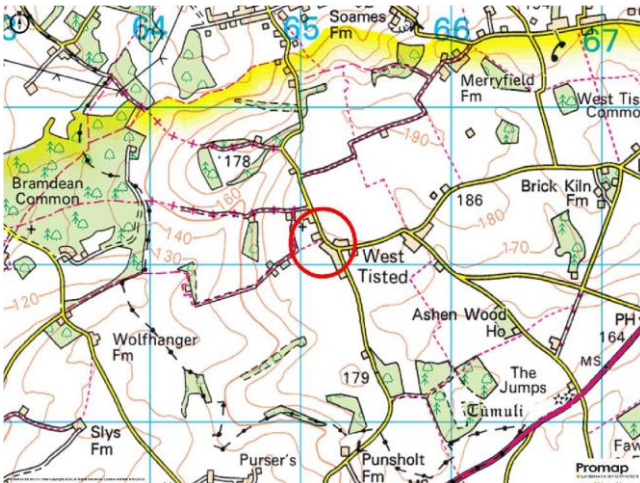
To the side of the property is off road parking, with a patio and lawned garden at the rear.

Ultrafast broadband is available (source: Ofcom). A mobile signal is likely from O2, limited from Vodafone and none from Three and EE (source: Ofcom)



DIRECTIONS

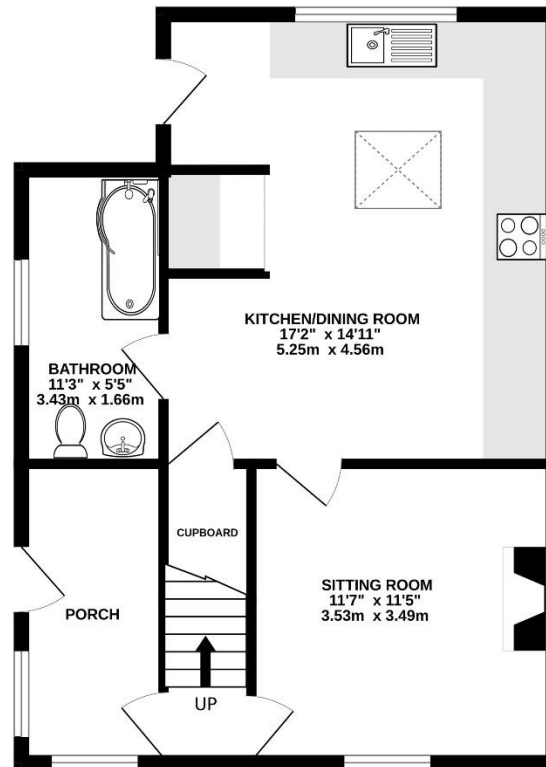
From our office, turn left into East Street and proceed through Bishops Sutton. At the roundabout, turn left towards Ropley. Just after the petrol station, turn right onto Petersfield Road. Continue along and turn right into Stapley Lane. Upon Entering West Tisted, go past the Estate Office on the left, New Field Cottage can be found on the left hand side, opposite Punsholt Lane.



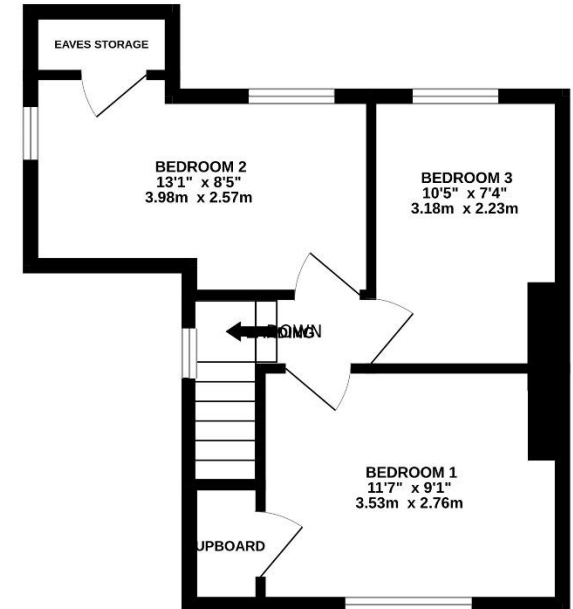
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C		
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

WWW.EPC4U.COM

GROUND FLOOR
545 sq.ft. (50.6 sq.m.) approx.



1ST FLOOR
327 sq.ft. (30.4 sq.m.) approx.



TOTAL FLOOR AREA : 873 sq.ft. (81.1 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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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Hellards