



The Country House Company

web: www.country-house-company.co.uk email: info@country-house-company.co.uk



Location:	West Lavington Nr Midhurst
County:	West Sussex
Term:	6 -12 months renewable or possible longer let
Property ID:	1637
Furnishings:	Unfurnished – Assured Shorthold Tanancy
Bedrooms:	4
Bathrooms:	2
Cost:	£1850 pcm excl including 3 stables/storage Additional grazing can be arranged by separate agreement for September.

An attractive 4 bedroomed West Sussex Farmhouse situated in an excellent rural position on the edge of the village and within walking distance to the centre of Midhurst.

The property is being redecorated throughout. There is an excellent Kitchen/Family room with Aga; Scullery and Dining Room, with the original brick/tiled floors and open fireplace. The Sitting Room has dual aspects looking out over the gardens and surrounding countryside, offering a cosy working fireplace and French windows to the terrace. There are three double Bedrooms with Jack and Jill Bathrooms and a single Bedroom with Family Bathroom.

The property is approached via a farm driveway of some ¼ mile giving the property an excellent secluded and elevated position, being set in its own grounds of approximately 1 acre. The gardens are mainly grassed with some mature shrubs, and it would be possible to erect an electric fence as an area for a small pony if required. There are 3 Stables which may be used for storage. Additional grazing will be available from September by separate arrangement.

Tel: 02392 632 275
Fax: 02392 632 098
The Estate Office
Rushmere Farm
Hambledon
Hampshire
PO7 4SG

Sue Crossley
BSc MRICS FARLA





Specification

Porch
Kitchen/Family Room with Aga (S)
WC
Scullery/Utility
Dining Room (N)
Main Hall
Sitting Room (WN)
Landing
Family Bathroom
Master Bedroom (NW)
Bedroom 2 - double (NS)
Bedroom 3 – double (N) through to Jack and Jill Bathroom
Bedroom 4 – single (S)
Garage
Lawn
3 Stables

White Goods:	Positions for full range of white goods
Heating:	Oil fired central heating
Curtains/Blinds:	To principle windows
Carpets/Tiles:	Original brick flooring
Availability:	April
Council Tax Band:	Band G - £2340.97 – Chichester District Council
Broadband Availability:	Available locally
Mobile Phone Reception:	Most networks
Pets:	Well behaved pet considered
Smoking:	No

Energy Performance Certificate (EPC) available for inspection upon request

Tel: 02392 632 275
Fax: 02392 632 098
The Estate Office
Rushmere Farm
Hambledon
Hampshire
PO7 4SG

Sue Crossley
BSc MRICS FARLA





Tel: 02392 632 275
Fax: 02392 632 098
The Estate Office
Rushmere Farm
Hambledon
Hampshire
PO7 4SG

Sue Crossley
BSc MRICS FARLA

