



# The Country House Company

web: [www.country-house-company.co.uk](http://www.country-house-company.co.uk) email: [info@country-house-company.co.uk](mailto:info@country-house-company.co.uk)



Location:	Rowlands Castle
County:	Hampshire / West Sussex
Term:	1-2 yrs longer term tenants preferred
Property ID:	1647
Furnishings:	Unfurnished
Bedrooms:	3
Cost:	£1300 pcm excl with office/studio/annex

A very pretty small house with studio/office/annex tucked away in a beautiful rural position with views across the countryside.

A house with a special feel and in need of some further improvements which the Estate will be keen to discuss/negotiate with the tenant.

There are many walks in the vicinity of the Stansted Park Estate. The village has a very active community school, post office, shop, churches, village hall, golf club and societies. It has a railway station and good access for commuting with the M27 and A3(M). Portsmouth is approximately 10 miles away, the South Coast three miles. Petersfield approximately 10 miles and Chichester approximately eight miles.

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

Sue Crossley  
BSc MRICS FARLA





## Specification

### Mainhouse

Living Room/Kitchen – tile/sisal floor with working fireplace  
Conservatory/Garden Room – wooden floor  
Study (S) former fireplace with cupboards  
Rear Hall/Utility  
WC  
Bed 3 – double with cupboards – sisal flooring  
Bed 1 – double with wardrobe  
Bed 2 – small Victorian fireplace  
Bathroom - modern, WC with bath/shower over  
Parking

Outbuilding:  
Studio/Office/Annex with basin and lobby  
Wood block floor sealed  
With WC  
Electric night store heating

<b>White Goods:</b>	Positions for full range
<b>Heating:</b>	Oil fired central heating
<b>Curtains/Blinds:</b>	Poles provided some blinds
<b>Carpets:</b>	Sisal carpets/tiles
<b>Availability:</b>	Mid June
<b>Council Tax Band:</b>	Chichester District Council – Band E - £1732.11
<b>Broadband Availability:</b>	Available locally
<b>Mobile Phone Reception:</b>	Yes
<b>Pets:</b>	Well controlled pets only
<b>Smoking:</b>	May be considered

Energy Performance Certificate (EPC) available for inspection upon request

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See our [Website](#) for disclaimer details

