

Soberton, Nr. Petersfield/Winchester/Fareham

Fantastic Edwardian family house which has been sympathetically updated
The house offers superb, practical accommodation.



Location:	Soberton	Price pcm:	£2450 excl
County:	Hampshire		
Property ID:	1715	Term:	1 – 2 years with possibility of renewal
Bedrooms:	4		Unfurnished – Contractual Residential Tenancy
Bathrooms:	2		
Unfurnished			

Summary of Accommodation:

Large Entrance Porch
Hallway
Sitting Room
Dining Room
Study
Cloakroom
Well fitted Kitchen
Utility Room
Master Bedroom with En-suite Bathroom
Three further double Bedrooms
Family Bathroom
Large attached Garage/Workshop
Good sized mature garden
Paddocks by separate arrangement

Description:

The Country House Company • The Granary • Whitedale Farm • East Street • Hambledon • Hampshire • PO7 4RZ

T. 02392 632 275 • F. 02392 632 098

sales@country-house-company.co.uk • lettings@country-house-company.co.uk • country-house-company.co.uk





This very attractive, Edwardian, semidetached family house has been sympathetically updated. The house offers excellent, practical accommodation comprising large, light Entrance Porch leading to a wide Hallway, Sitting Room, Dining Room, Study, Cloakroom, well fitted Kitchen, Utility Room, Master Bedroom with en-suite Bathroom, three further double Bedrooms, family Bathroom and large attached Garage. The property has been well modernised and is presented throughout to a very high standard. There is also a paddock to the rear of the house, extending some five acres, that can be offered with the house.

The property is approached via a gravelled driveway leading to the garage and with a short pathway to the front door. To the rear, the garden is mainly laid to lawn with several well stocked borders and beds. At the bottom of the garden a wooden gate opens to a paddock which can be included in the let should this be required.

Equidistant from The Hurdles and The White Lion pubs, both of which enjoy excellent reputations locally and further afield, the property is set within the parish of Soberton in the Meon Valley. Both Petersfield and Winchester are within easy driving distance offering a wide range of High Street Shops and services as well as mainline rail services to London Waterloo in approximately 1 hour from either point.

Councils

Tax Band: Winchester City Council Band F - £2028.66 2010/2011
Winchester City Council: Tel: 01962 848 288

Availability:	August
Broadband Availability:	Available locally
Mobile Phone Reception:	Most networks
White Goods:	Aga, dishwasher, Fridge, washing machine, position for drier
Curtains:	to principle windows
Carpets/floor coverings +	Original Edwardian Entrance Tiles
Heating:	Oil fired central heating
Drainage:	Private drainage
Pets:	1 well behaved pet considered

Schools: Meonstoke CE Infant and Newton Soberton Infant School, Droxford CE Junior School and Swanmore College of Technology. For further information, please visit www.wherelive.hants.gov.uk/schoolcatchments

EPC available on request
See our Website for Disclaimer Details

Viewing:

The Country House Company are acting as Introductory Agents for this property Strictly by appointment with The Country House Company, as many properties are already tenanted and we wish to respect their privacy.

Tel: 02392 632275 Email: info@country-house-company.co.uk



The Country House Company • The Granary • Whitedale Farm • East Street • Hambledon • Hampshire • PO7 4RZ

T. 02392 632 275 • F. 02392 632 098

sales@country-house-company.co.uk • lettings@country-house-company.co.uk • country-house-company.co.uk



The Country House Company is the trading name of Rushmere Country Estates LLP Registered in England No: OC351808 VAT No: 754 904 708 Rushmere Farm, Hambledon, Hampshire PO7 4SG
The Country House Company regulated by RICS. S.P. Crossley MRICS FARLA, R.N. Crossley