

## Warnford, Meon Valley

A well located cottage in the sought after village of Warnford, offering light and spacious accommodation



<b>Location:</b>	<b>Warnford. Meon Valley</b>	<b>Price pcm:</b>	<b>£1195 excl + £16 pcm towards drainage</b>
<b>County:</b>	<b>Hampshire</b>	<b>Term:</b>	<b>1 year minimum – longer let preferred Unfurnished – Assured Shorthold Tenancy</b>
<b>Property ID:</b>	<b>1798</b>		
<b>Bedrooms:</b>	<b>4</b>		
<b>Bathrooms:</b>	<b>2</b>		
<b>Unfurnished</b>			

### Summary of Accommodation:

4 double bedrooms  
2 bathrooms  
2 reception rooms  
Kitchen / breakfast room  
Utility room  
Parking for 2 cars in own driveway + additional parking opposite  
Double Glazed  
Oil fired central heating  
Garden

The Country House Company • The Granary • Whitedale Farm • East Street • Hambleton • 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





**Description:**

A well located, spacious, end of terrace country cottage in the heart of the highly sought after village of Warnford, offset from the quiet village lane with views across the fields. Dating from 1937 the cottage offers light, spacious accommodation with some attractive period features including 2 working fireplaces. The kitchen/breakfast room has been opened up to accommodate today's family living needs and gives flexible living space.

**Outside:**

The cottage has a front garden with driveway and an enclosed rear garden with side access, a gravelled terrace and lawned area.

**Situation:**

Set in the much sought after thriving Meon Valley village of Warnford, the cottage is quietly located within a short walk to 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.

Mileages (approximate)

Petersfield 10; Fareham12; Alton 13; Winchester 15.

**Additional Information:**

Availability:	Mid/late February
Broadband Availability:	Available locally
Mobile Phone Reception:	Most networks
White Goods:	New electric cooker, position for dish washer, washing machine and fridge
Curtains:	to principal windows
Carpets:	New carpets downstairs, new kitchen lino
Heating:	Oil fired central heating
Drainage:	Private drainage
Pets:	1 well behaved pet considered
Gardening:	Tenant

**Councils**

Tax Band: Winchester City Council Band D - £1380.35 (2011-2012)

Winchester City Council: Tel: 01962 848 288

**EPC available on request**

**See our Website for Disclaimer Details**



**Viewing:**

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

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