



Colemore, Nr Petersfield / Alton, Hampshire
£6,500 pcm, excl. including seasonal gardening

Stunning Period Farmhouse, set in Glorious Hampshire Countryside
With Tennis Court and Heated Outdoor Swimming Pool





Term: 12 months with the possibility of renewal
Unfurnished – Assured Shorthold Tenancy / Contractual Residential Tenancy

Bedrooms – 7

Key Features:

Open Plan Kitchen / Dining with AGA and Separate Dining Room
Utility Room with Bedroom and Bathroom above
Sitting Room / Drawing Room both with Log Burners
Study / Cellar
Six Bedrooms
Three Bathrooms
Tennis Court and Heated Outdoor Swimming Pool
Gravelled Driveway with Double Garage
Private Garden with Brick Store
Barn Storage by separate negotiation

Description:

This large, elegant Farmhouse, is situated on a quiet rural lane and set within glorious, private gardens. The generous accommodation is set over three floors.

The property offers flexible, light and spacious family accommodation with the option to extend the external space available, if required.

Part of a rural estate, the property is situated within the South Downs National Park. Colemore is a small hamlet, with the larger villages of Selborne and Froxfield close by, both of which have shops and thriving village school communities

Situation:

- There are excellent road and rail network links. Petersfield and Alton stations, serving London Waterloo.
- Cowdray Park Midhurst with both Polo and golf course.
- Goodwood offering horse racing, motor sport, golf courses and country club.
- The coast with Chichester harbour and West Wittering are approximately 16 miles to the south.
- There are a number of independent schools within easy reach including Bedales, Highfield and Brookham, Ditcham Park, Churchers College and the Winchester schools.

AVAILABLE BEGINNING JUNE 2023

Local Authority: East Hampshire (Band H)

White Goods: Oil Fired AGA and Space and Infrastructure for Fridge/Freezer, Washing Machine, Tumble Dryer and Dishwasher

Heating: Oil Fired Central Heating

Water and Drainage: Private – Contribution to Landlord

Swimming Pool: Landlord to open, Tenant responsible thereafter

Broadband availability: Check with your provider

Mobile phone reception: Check with your provider

Pets: Dogs Considered – No Cats

Gardening: Landlord Responsible for Lawns & Hedges.
Tenant Responsible for Flower Beds

Viewing:

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

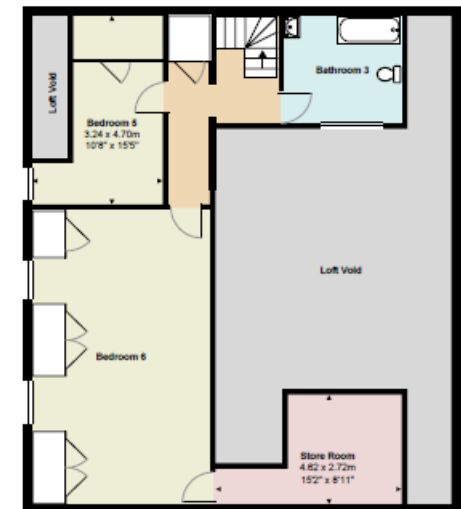
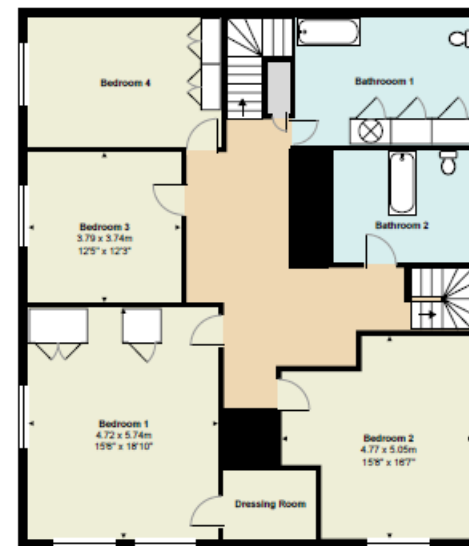
Tel: 02392 632275

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Please contact The Country House Company for further details – www.countryhousecompany.co.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		





Total Area: 568.4 m² ... 6118 ft²

All measurements are approximate and for display purpose only





The Country House Company

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