



Bishops Sutton, Alresford, Nr Winchester / Farnham, Hampshire
£1,500pcm excl.

Charming, three bedroom, semi-detached cottage located in the village of Bishops Sutton



Term: 12 months with the possibility of renewal

Bedrooms – 3

Unfurnished – Assured Shorthold Tenancy / Contractual Residential Tenancy

Key Features:

Fitted Kitchen with Gas Range
Two Reception Rooms with Wood Burning Stoves
Ground Floor Utility and Cloakroom
Two Double Bedrooms
Further Single Bedroom
Family bathroom with separate Bath and Shower
Large Private Rear Garden with Sunny Aspect
Front and Rear Terrace
Two Storage Sheds

Description:

A spacious three bedroom, semi-detached cottage situated in the sought after village of Bishops Sutton which lies approximately one mile east of the market town of Alresford.

The property boasts many character features with accommodation on the ground floor to include separate sitting and dining rooms both with wood burning stoves, the latter also with french doors to the garden. There is a well-equipped kitchen with range cooker and separate utility/laundry with cloakroom facilities. The first floor comprises three good sized bedrooms along with a family bathroom with bath and separate shower.

Outside:

To the front of the property is a paved terraced area, whilst to the rear is a large enclosed mature garden with sunny terrace and pergola. To the rear of the garden there is a shed and greenhouse.

Local Authority: Fareham Borough Council (Band D)

Situation:

Bishops Sutton is a pretty, rural village which is just east of the market town of Alresford. This village has a good community with a public house, village hall and a 12th century Norman church (St Nicholas).

Within walking distance of the cottage are ample walks crossing open fields next to the River Alre, a tributary of the Itchen. Nearby Alresford provides further amenities with boutique shops, restaurants and pubs. Further afield Winchester, Alton, Basingstoke and Guildford are all within an easy drive.

Road and rail connections are excellent from the property with access to the M3 at Winchester and Basingstoke or the A31 which links to the A3 and M25. The nearest mainline rail stations are at Alton and Winchester which link to London Waterloo (72 mins and 60 mins respectively). Southampton Airport is also 22 miles away.

AVAILABLE NOW

White Goods: Gas range, fridge/freezer, dishwasher with space/infrastructure for a washing machine and tumble dryer

Heating: LPG

Drainage: Private

Curtains: To principal rooms

Flooring: Carpets/Exposed Wood Floors/Tiles

Broadband availability: Check with your provider

Mobile phone reception: Check with your provider

Pets: Considered

Gardening: Tenants responsibility

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		

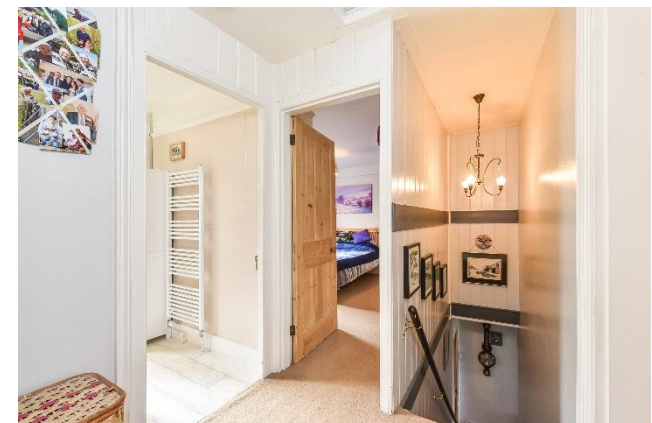
Viewing:

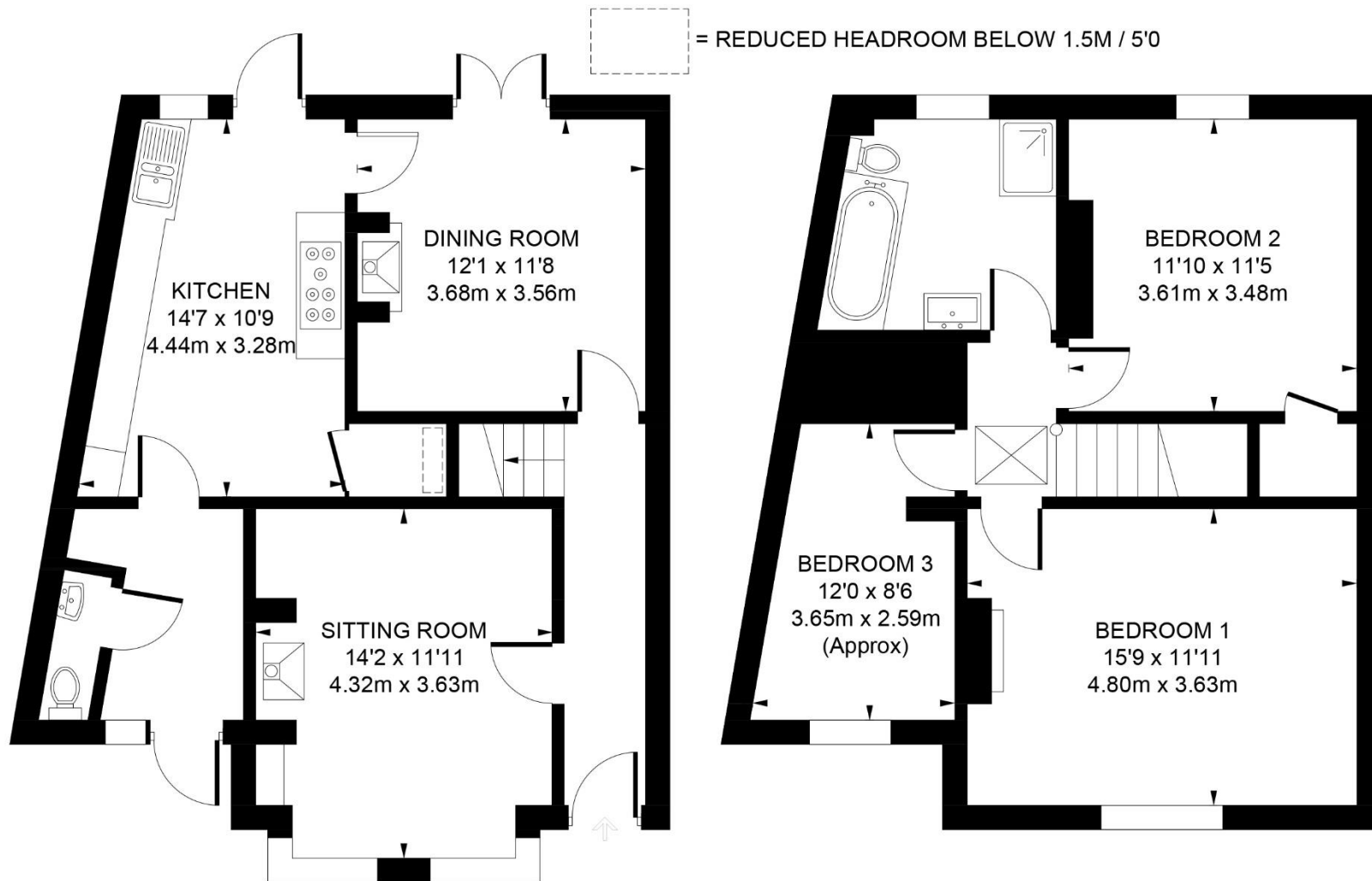
Strictly by appointment with The Country House Company, as many properties are already tenanted and we wish to respect privacy.

Tel: 02392 632275

Email: info@countryhousecompany.co.uk

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





GROUND FLOOR
APPROX. FLOOR
AREA 624 SQ.FT
(58 SQ.M)

FIRST FLOOR
APPROX. FLOOR
AREA 598 SQ.FT
(55.6 SQ.M)

TOTAL APPROX. FLOOR AREA 1222 SQ.FT (113.6 SQ.M)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

(ID 834719)







The Country House Company

02392 632 275 www.countryhousecompany.co.uk

sales@countryhousecompany.co.uk ▪ lettings@countryhousecompany.co.uk

The Country House Company regulated by RICS. S.P. Crossley MRICS FARLA, R.N. Crossley



www.countryhousecompany.co.uk