

Colemore, Nr Alton

A beautifully positioned small country house at the head of a hidden valley with seclusion and outstanding views.



Location:	Colemore	Price pcm:	£2995 excl
County:	Hampshire		
Property ID:	1319	Term:	1 year with the possibility of renewal
Bedrooms:	4		Unfurnished – Assured Shorthold Tenancy
Bathrooms:	3		
Unfurnished			

Summary of Accommodation:

Elegant drawing room
Dining/kitchen/breakfast room with Aga
Study with open fire
Utility/boot room/WC
Cellar
4 bedrooms
3 bath/shower rooms
Spacious 3 room garden Studio
Double garage
Glasshouse

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Description:

Built in 1860 as a former hunting lodge, the elegant and well proportioned rooms give a feeling of light and space. The elegant drawing room is a good size with fireplace. French windows in the drawing room lead to the terrace overlooking the valley, and there is an attractive terrace opening from the kitchen, enjoying the morning sun and the attractive garden. The elegant stairs leads to light spacious 4 double bedrooms, 2 with en-suite and shower/bathrooms.

There is a spacious 3 roomed former artist's studio which is separated from the house and could be used as an office or good games/playroom for older children.

Outside:

The garden has spectacular views with a small orchard, paddock area and gazebo. The property comes with a total garden area of approximately 1 Acre. A 2xacre paddock could be available by separate arrangement.

A gardener will be provided for 1 day per fortnight in the growing season for maintenance, mowing and pruning, but available for further gardening at the Tenant's expense.

Situation:

A beautifully positioned small country house at the head of a hidden valley with seclusion and outstanding views, yet excellent access via A3 to Liss/Petersfield (approximately 6 miles) and London Waterloo Station or Alton (approximately 7 miles)/Farnham and the M3, with Winchester being approximately 10 miles away.

Additional Information:

Availability:	August
Broadband Availability:	Available locally
Mobile Phone Reception:	Most networks
White Goods:	Dishwasher, Aga, electric cooker, Fridge/Freezer
Curtains:	to principal windows
Carpets:	Yes
Heating:	Oil fired central heating
Pets:	1 well behaved pet considered

Councils

Tax Band: East Hants District Council Band G

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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