

Newton Valence Nr Alton/Winchester/Petersfield

A most attractive, newly completed, high specification conversion converted from former Stables and Dairy buildings.



Location: Newton Valence
County: Hampshire
Property ID: 1724
Bedrooms: 3
Bathrooms: 3

Price pcm: £2750 pcm excl
Term: 9-12 months with possibility of renewal
Unfurnished – Contractual Residential Tenancy

Summary of Accommodation:

Entrance Hall
Sitting room with study area
Kitchen/Dining room
Master Suite –with Double Bedroom, dressing area, en-suite bathroom
Guest Suite of Double Bedroom, Dressing area and en-suite Wet-Room
Study/Bedroom 3 with en suite shower room
Utility Room
Large Fully insulated roof space with access ladder
Central and Morning courtyards with Entrance/parking courtyard
Log store

Description:

A stunning, luxurious, newly completed single storey conversion, built to the highest specification from former Stables and Dairy buildings set in the very highly acclaimed Hampshire village of Newton Valence. An ideal weekend retreat or full time home. The

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property offers light, well proportioned accommodation with wonderful reception room opening onto an attractive central courtyard, superbly fitted kitchen/dining room and 3 generous Bedrooms, all with en suite facilities and two with dressing rooms. Great attention to detail and environmental aspects have been paid throughout.

The property, built of mellow stone with brick under a tiled roof, with its oak beams has a great feeling of character and warmth with good ceiling height, suspended oak/stone floors with under floor heating, broad handsome oak doors, double glazed windows with hardwood casements, with an air heat exchange system for the heating and hot water services, rain water collection and recycling, water softening and reverse osmosis drinking water system; burglar alarm, intruder lights and electric gates.

The property is built around a central courtyard and accessed via electrically operated oak gates set within a brick and flint wall, which gives good security and privacy, opening onto a generous gravelled parking area for 3-4 cars. The front door is approached via a roofed walkway.

The Entrance Hall leads onto a stunningly light and spacious Sitting Room with glazed south west wall French windows to the central courtyard, decorative stone fireplace with over-mantel, vaulted ceiling with south west facing skylights and additional Study/Sitting area.

This leads through elegantly designed double oak doors with glass 'eyelets' to the spacious Kitchen/Dining Room, with limestone floor and is beautifully fitted with a superb range of fine units/cupboards, Porto Cervo granite tops and extensive range of Miele appliances including an induction hob, complete oven system incorporating a steam oven, retractable pillar of electric sockets and downdraft extractor system. The Dining area overlooks both courtyards with floor to ceiling glazed panels and broad glazed doors to both. From the main entrance there is a roofed walkway to an excellent utility room well fitted with a floor to ceiling cupboards, coat and boot area and plumbing for a washing machine.

The Master suite of double Bedroom with fitted wardrobes and dressing table has French windows to the main courtyard in addition to a well fitted Dressing Closet and En-suite Bathroom. The second Guest Suite also has a well fitted Dressing area and En-Suite Wet Room with Travertine stone walls and floor. There is a further Study/Bedroom 3 with En- Suite Shower.

Situation:

Situated in the much sought after unspoilt village of Newton Valence in the heart of the magnificent Hampshire countryside, with excellent walking to the National Trust's Selborne Common, Noar Hill and surrounding countryside, Alton is some 5.5 miles, Petersfield approximately 9.5 miles, Winchester approximately 21 miles and Basingstoke approximately 18 miles all providing excellent commuting access to stations, A3(M) and M3.

Additional Information:

The historic village church, a short walk away, has weekly services and there is a social club in the village which meets on Friday evenings and Sunday mornings. There is a good choice of both independent and state schools in the area with primary schools in Selborne (1½ miles) and Four Marks (4 miles) and senior schools/six form colleges in Alton, Petersfield, Winchester and Farnham.



Councils

Tax Band: F- £1998 payable 2010/2011
East Hampshire District Council

Availability:	September
Broadband Availability:	Available locally
Mobile Phone Reception:	Most networks
White Goods:	4 ring halogen hob, electric steam oven/fan oven with warming drawer, fridge, freezer x 2 and dishwasher. Water softener with Reverse osmosis drinking water to principal windows
Curtains:	to bedrooms 1 & 2/oak/tilled flooring
Carpets:	heat exchange system to under floor heating, megaflow hot water system
Heating:	Private drainage
Drainage:	1 well behaved dog considered
Pets:	

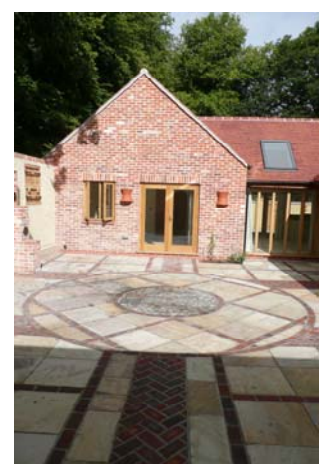
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Viewing:

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



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