



Steep Marsh, Nr Petersfield, Hampshire

£2,500 pcm excl



Located in the most breathtaking rural scenery and recently refurbished throughout, the cottage provides charming country idyll with contemporary design within.



**Term:** 12 months with the possibility of renewal **Bedrooms – 4**  
**Unfurnished – Assured Shorthold Tenancy / Contractual Residential Tenancy**

**Summary of accommodation:**

Stunning views  
Recently refurbished throughout  
Brand new contemporary kitchen and dining  
Separate utility  
Downstairs W.C  
Study  
Living Room with wood burner and doors onto terrace  
3 Bedrooms and Further master bedroom with en suite  
Family bathroom  
Wrap around garden  
Driveway  
Convenient location for commuting on A3

**Available now**

**Description:**

Located in the most breathtaking rural scenery, this cottage has plenty to offer. Recently refurbished throughout, the cottage provides charming country idyll with contemporary design within.

The ground floor provides an entrance hallway, with a study to the right, a W.C and utility room to the left, before leading straight ahead into a spacious kitchen/dining room with brand new fixtures and views of the neighbouring fields.

A door leads you through to the sitting room with woodburner featuring in central position and doors out onto a terrace.

A staircase from the dining area leads you to the first floor, where there is a family bathroom with shower over bath, three bedrooms and a master bedroom with new en suite. Externally the property has a generous

driveway and a large wrap around garden.

**Situation:**

Steep Marsh is a small village in the civil parish of Steep situated in the South Downs Area of Outstanding Natural Beauty in East Hampshire. Its nearest town is Petersfield, which lies approximately 2 miles (3.2 km) south from the village.

With Ashford Hangers National Nature Reserve less than 1 mile away, Avington Park, Birdworld & Underwater World, Chichester Cathedral and Cowdray House nearby, there are plenty of local points of interest well worth a visit.

Petersfield 2 miles Portsmouth 21 miles Chichester 27 miles Winchester 20 miles Guildford 26 miles

**Local Authority:** East Hampshire District Council Band C

**Availability:** July 2016

**White Goods:** washing machine, range cooker, integrated dishwasher. Dryer and fridge freezer to be provided by Tenant

**Heating:** Oil Fired

**Drainage:** Private

**Curtains:** To principal rooms

**Flooring:** Carpets/Exposed Wood Floors/Tiles

**Broadband availability:** Available locally

**Mobile phone reception:** Most networks

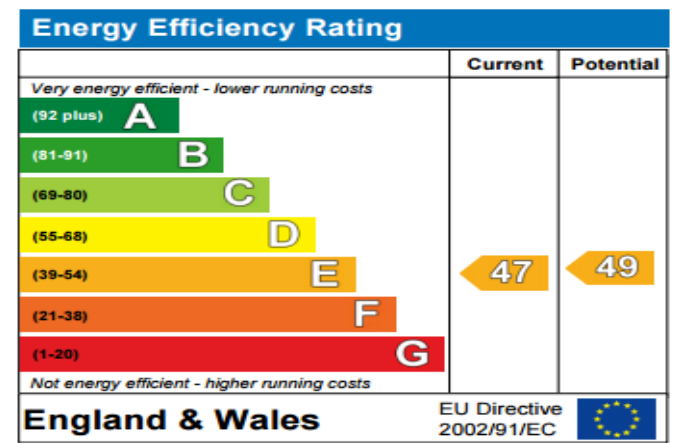
**Pets:** One well behaved pet considered

**Gardening:** Tenant Responsibility

**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@countryhousecompany.co.uk](mailto:info@countryhousecompany.co.uk)

**Admin fee:** £330 Incl VAT for 1-2 people. Other fees may







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