



Swanmore, Nr Bishops Waltham / Fareham, Hampshire

£1,350 pcm, excl.

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A striking two bedroom barn conversion with spacious, well-proportioned rooms.
Part of a former Victorian farmstead in a wonderful rural location.



Term: 12 months with the possibility of renewal
Bedrooms – 2
Unfurnished – Assured Shorthold Tenancy / Contractual Residential Tenancy

Key Features:

- Fully Fitted Kitchen / Breakfast Room
- Sitting Room
- Dining Room
- Landing / Study
- Two Double Bedrooms (One En Suite)
- Family Bathroom
- Garden / Courtyard
- Parking
- Shed Access

Description:

The property has been converted to give accommodation with good light proportion and height. It has generously sized rooms and character features as well as an excellent range of fitted cupboards and storage, double glazing throughout, spot lights and oil fired central heating.

Outside:

Outside, there is an attractive lawned area to the front of the property with driveway and parking area surrounded by beech hedging. To the rear, the property has access to a peaceful courtyard sitting out area.

Situation:

The farmstead is situated two miles from Droxford and Swanmore, both with local shops, post offices, pubs, church, schools, thriving communities and with a renowned butcher in Swanmore. There is excellent walking in the surrounding area. The small sought-after market town of Bishops Waltham is approximately three miles away, with Fareham approximately eight miles, Wickham five miles, and Southampton, Southampton Airport, Portsmouth and Petersfield all within easy reach.

AVAILABLE JANUARY 2024

Local Authority: Winchester City Council (Band E)

White Goods: Electric oven with halogen hob. Space and infrastructure for a dishwasher and fridge/freezer in the kitchen and a washing machine in the bathroom

Heating: Oil fired

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: Not suitable/secure for pets

Gardening: Tenant responsibility



Viewing:

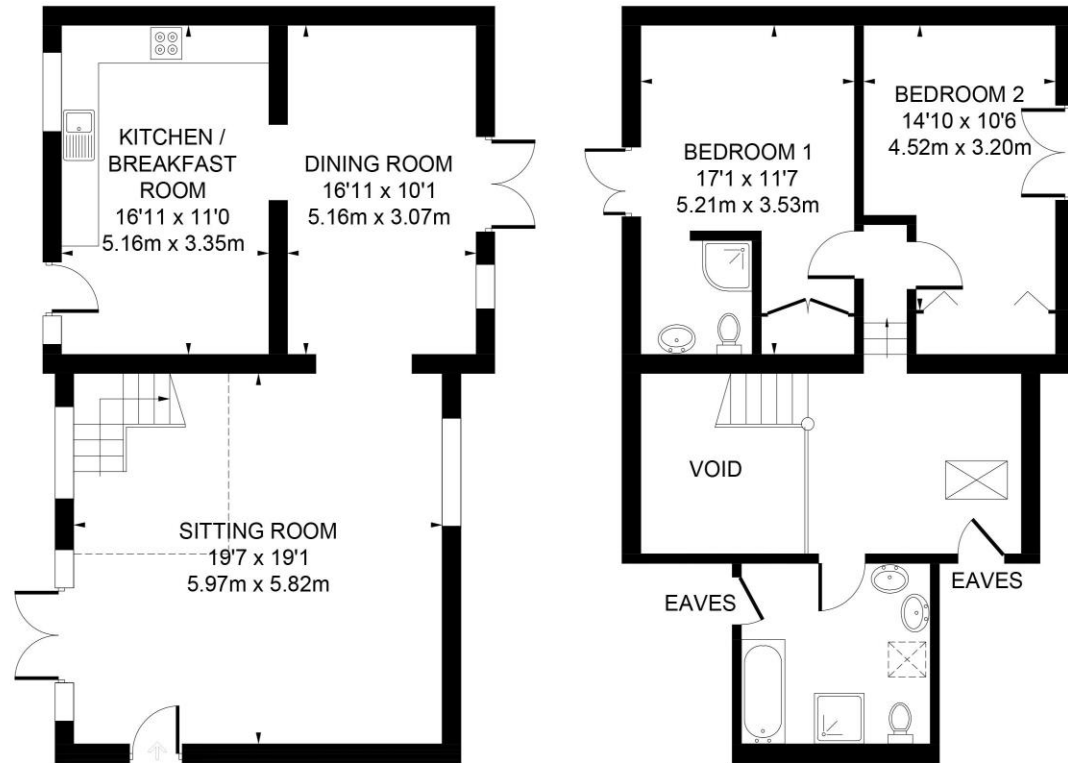
Strictly by appointment with The Country House Company, as many properties are already tenanted and we wish to respect privacy.

Tel: 02392 632275

Email: info@countryhousecompany.co.uk

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 c
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR
 APPROX. FLOOR
 AREA 776 SQ.FT
 (72.1 SQ.M)

FIRST FLOOR
 APPROX. FLOOR
 AREA 612 SQ.FT
 (56.9 SQ.M)
 (EXCLUDING VOID)

TOTAL APPROX. FLOOR AREA 1388 SQ.FT (129 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.
 floorplansUsketch 2019 (ID 546949)





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