



Upham, Nr Winchester / Bishops Waltham, Hampshire

£4,950 pcm excl

Eighteenth century six bedroom farmhouse with separate annexe, located within the grounds of a South Downs private Estate



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

**Bedrooms – 6**

**Key Features:**

Detached Farmhouse on Private Estate  
Farmhouse Kitchen with New Electric AGA  
Entrance Hall, Coat Room, Cloakroom, Cellar, Utility Room, Boiler Room  
Drawing Room and Library/Office  
Dining Room and Playroom/Snug  
Master Suite with Bathroom and Dressing Room/Bedroom Six  
Four Further Double Bedrooms and Family Bathroom  
Modern Annexe suited to Guest Accommodation/Home Office with Kitchenette and Shower Room  
Half an Acre of Grounds  
Garage, Store Room and Log Store

**Description:**

Eighteenth century farmhouse offering light, spacious and flexible accommodation with a separate annexe, located within the grounds of a South Downs private Estate.

**Outside:**

Externally the property is set within half an acre of grounds to three sides of the farmhouse, mainly laid to lawn with some mature shrubs, borders, fruit trees and a terrace.

To the front, there is a turn driveway providing ample parking for multiple cars, a small garage, store room and woodshed.

The modern annexe, overlooking the driveway, retains the character beams while incorporating updated flooring and lighting, a small kitchenette area with worktop and sink, and a bathroom with electric shower.

**Situation:**

The Holt Estate lies within the South Downs National Park and has been farmed and managed by the same family for three generations. The family take great pride in managing the farm and maintaining a quiet, rural setting and sense of community whilst respecting the privacy of the cottages let out within the grounds.

The Estate is located in glorious countryside just outside the village of Upham, not far from Cheriton, yet is within easy reach of Winchester with its main line station (five miles), Bishops Waltham (four miles) and the market town of Alresford (eight miles). There is easy access to the M3.

**Local Authority:** Winchester City Council (Band H)

**AVAILABLE END JULY 2022**

**White Goods:** Electric AGA (to be installed), Dishwasher, Fridge/Freezer with space and infrastructure for Washing Machine and Tumble Dryer

**Heating:** Oil fired

**Water:** £450pa contribution to Landlord

**Drainage:** Private

**Curtains:** To principal rooms

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

**Broadband availability:** Available via Redraw

**Mobile phone reception:** Check with your provider

**Pets:** Dogs considered, no Cats

**Gardening:** Tenant responsibility

**Logs:** Available to purchase from the Estate



**Viewing:**

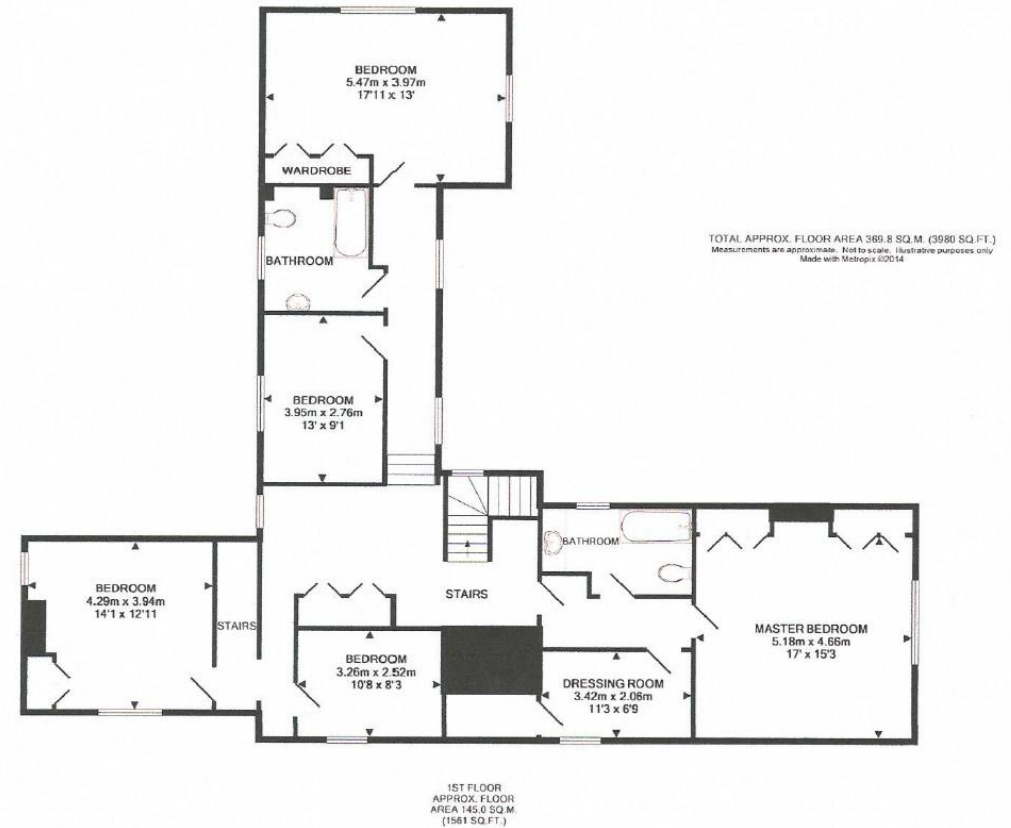
Strictly by appointment with The Country House Company, as many properties are already tenanted and we wish to respect privacy.

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Please contact The Country House Company for further details – [www.countryhousecompany.co.uk](http://www.countryhousecompany.co.uk)







## The Country House Company

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