



Shedfield, Nr Bishops Waltham / Fareham / Portsmouth / Southampton  
£2,250 pcm excl

Newly Converted Barn, Refurbished to a High Specification



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

**Bedrooms – 4**

**Key features:**

Newly Converted, refurbished to a high specification  
Large Open Plan Kitchen with top of the range appliances & bi-fold doors onto garden  
Separate Utility Room & W.C  
Split Level Living Area with wood burner  
Master Bedroom with large en suite walk in shower  
3 Double Bedrooms, all with en suite showers  
Further Double Bedroom/Annexe/Study with en suite shower  
Underfloor Heating throughout  
Fully Enclosed Garden with terrace  
3 Parking Spaces

**Description:**

Rural but not isolated and set in the heart of Hampshire, this newly refurbished barn sits among a small number of dwellings converted from farm buildings on a private estate.

Originally a cattle barn, this unique property, mostly set on a single level, wraps around three sides of the courtyard garden. The large entrance hall leads to a spacious open-plan kitchen with bi-fold doors opening onto an extensive terrace. There is a split-level living area with a vaulted ceiling and wood burner and separate utility room with W.C.

There are three large double bedrooms, each with an en suite shower room. In addition, there is a fourth double bedroom with en suite shower and a separate entrance, giving flexibility for use as an annexe, study or further sitting room. The underfloor heating is powered by an air-source system, making the property extremely energy efficient.

**Outside:**

The fully enclosed garden is laid to lawn with a large terrace and stone paths. There is parking for up to 3 cars.

Biddenfield Estate is owned and managed by a conservation charity called the Pig Shed Trust. Through a series of happy accidents, Biddenfield managed to avoid much of the agricultural intensification of the last 50 years and is still home to a wide variety of wildlife. The land is a complex mixture of ancient woodland, grassland and ex-arable fields. It is now being managed to create food and shelter for the wildlife which lives there. The old farmhouse and barns have been renovated and converted to provide beautiful homes. The rental income from them ensures that Biddenfield and its wildlife will continue to flourish, well into the future.

**Situation:**

Located just outside the village of Shedfield, close the amenities of the historic market town of Wickham (2 miles). Botley train station is 3.5 miles away, with the cities of Southampton (13 miles), Portsmouth (12 miles) & Winchester (15 miles).

**Available Now**



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

**White Goods:** Electric Double Oven & Induction Hob, Integrated Dishwasher. Space for fridge/freezer, washing machine & tumble dryer.

**Heating:** Air source heating

**Drainage:** Private & included

**Curtains:** Not provided

**Flooring:** Ceramic Tiles

**Broadband availability:** Check with your provider

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

**Pets:** Ideally not

**Gardening:** Tenants responsibility – lawn mowing included



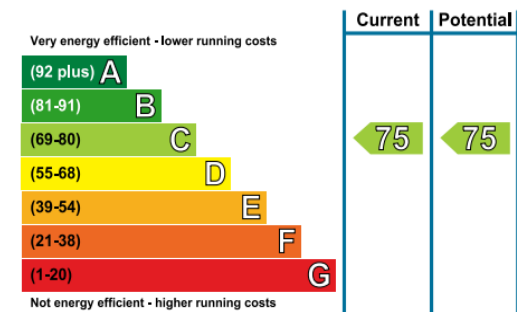
**Viewing:**

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

Please check our website for further information – [www.countryhousecompany.co.uk](http://www.countryhousecompany.co.uk)





## The Country House Company

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