



Wintershill, Durley, Nr Bishops Waltham / Winchester, Hampshire  
£4,750 pcm excl

Pretty five bedroom Georgian farmhouse in a wonderful rural setting,  
with an indoor swimming pool













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

**Bedrooms – 5**

**Key Features:**

Recently fitted Kitchen  
Dining Room, Drawing Room, Sitting Room  
Family Room/Study  
Utility Room, W.C. and Pantry  
Indoor Swimming Pool, Changing Rooms and W.C.  
Master Bedroom with En Suite and Dressing Area  
Four Further Double Bedrooms (Two En Suite)  
Family Bathroom  
Double Garage and Driveway with EV Fast Charger  
Large, Enclosed, Mature Garden with Wonderful Views

**Description:**

Situated in wonderful private grounds with lawns extending to a stream, this property benefits from the charm and space typical of its Georgian heritage.

Recently refurbished, the house offers extremely versatile accommodation and has the added advantage of an indoor heated swimming pool.

**Outside:**

To the front of the property is a large gravelled driveway with access to the double garage and to the rear, an inner enclosed garden leading to an outer garden bordered by a stream overlooking farmland and paddocks.

**Situation:**

The village of Durley lies between Winchester and Southampton, close to the town of Bishops Waltham, and therefore has excellent access to the M3 and M27 giving access to the South Coast (Southampton and Portsmouth), the South West, Winchester (ten miles) London (Waterloo one hour) and Southampton International Airport.

Neighbouring villages include Botley, Curdridge, Bishops Waltham, Upham & Boorley Green.

Hedge End railway station is just over one mile from the property providing links to Southampton and Portsmouth.

The property is well placed to take advantage of the renowned sailing and water sports along the south coast, with other shopping and leisure facilities available in Bishops Waltham, Hedge End and West Quay in Southampton.

**AVAILABLE BEGINNING SEPTEMBER 2023**

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

**White Goods:** Electric Everhot Range Cooker, Fridge/Freezer, Dishwasher, Washing Machine and Tumble Dryer

**Heating:** Oil fired central heating

**Drainage:** Private

**Curtains poles / blinds:** To principal rooms

**Broadband availability:** Check with your provider

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

**Pets:** Considered

**Gardening:** Tenant responsible for the inner garden, Landlord responsible for the outer garden

**Solar Panels:** 6kw solar panels contribute to the electricity in the property.



**Viewing:**

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

Tel: 02392 632275

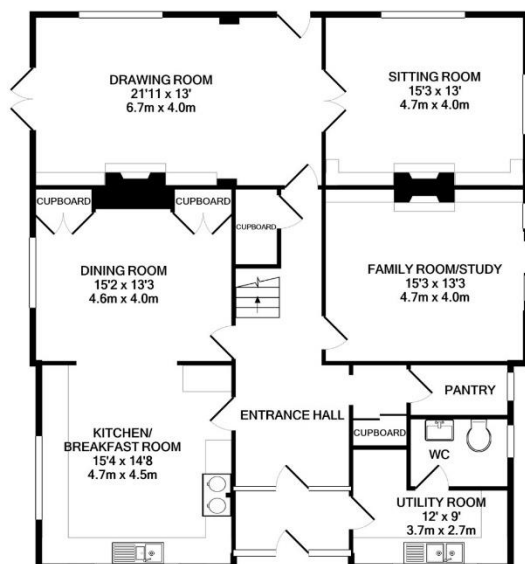
Email: [info@countryhousecompany.co.uk](mailto:info@countryhousecompany.co.uk)

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

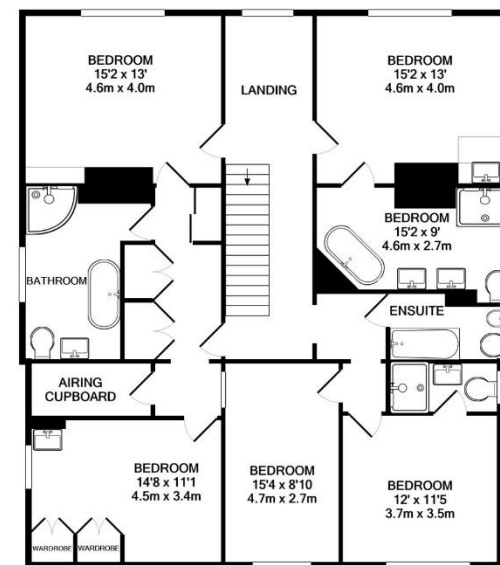
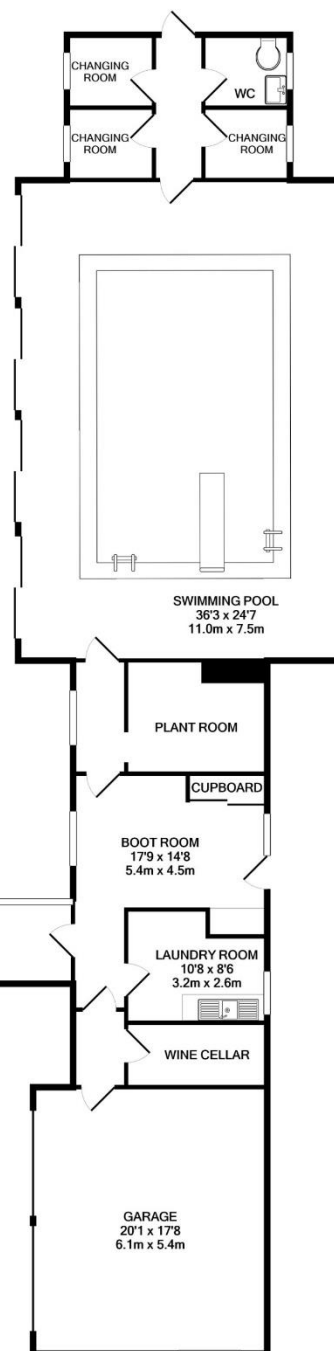




Score	Energy rating	Current	Potential
92+	A		
81-91	B		90   B
69-80	C		
55-68	D	66   D	
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR  
APPROX. FLOOR  
AREA 3551 SQ.FT.  
(329.9 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 1483 SQ.FT.  
(137.7 SQ.M.)



TOTAL APPROX. FLOOR AREA 5034 SQ.FT. (467.6 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.  
Made with Metropix ©2021







## The Country House Company

02392 632 275 [www.countryhousecompany.co.uk](http://www.countryhousecompany.co.uk)

[sales@countryhousecompany.co.uk](mailto:sales@countryhousecompany.co.uk) ▪ [lettings@countryhousecompany.co.uk](mailto:lettings@countryhousecompany.co.uk)

The Country House Company regulated by RICS. S.P. Crossley MRICS FARLA, R.N. Crossley



[www.countryhousecompany.co.uk](http://www.countryhousecompany.co.uk)