



Bishops Waltham, Nr Winchester / Southampton, Hampshire
£6,500 pcm, excl., Including gardening

THE
COUNTRY
HOUSE
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Beautifully Presented Six Bedroom Farm House set in Glorious Countryside,
with Mature Gardens, Outbuildings and Outdoor Swimming Pool



Term: 12 months with the possibility of renewal
Bedrooms – 6
Furnished/Unfurnished - Assured Shorthold Tenancy / Contractual Residential Tenancy

Key Features:

Fully Fitted Kitchen/Breakfast Room with Pantry and Separate Utility Room
 Cloakroom/W.C.
 Six Reception Rooms
 Basement
 Principal Bedroom with Dressing Room and En Suite Bathroom
 Five Further Double Bedrooms (Two En Suite)
 Family Bathroom and Dressing Room
 Extensive Gardens and Paddocks
 Heated Outdoor Swimming Pool
 Detached Studio/Annexe, Double Car Port and Storage Barn

Description:

We are delighted to offer this beautifully restored period country farm house. Situated on a rural lane, this impressive property is surrounded by mature gardens and paddocks beyond which lies the Northbrook Vineyard.

The formal rear garden which is planted in a traditional ‘cottage’ style, is immaculately maintained and leads up to the heated outdoor pool.

The property is now offered for rental having been restored to modernise yet at the same time retaining its period character. The generous accommodation is ideal for family living and entertaining and can be offered furnished / part furnished or unfurnished according to what is required.

Externally there is a separate studio/annexe which could be used as a home office, a double car port and a two storey staddlestone barn, ideal for storage or as a games room.

Situation:

- There are excellent road and rail network links. Winchester and Petersfield stations, serving London Waterloo.
- Southampton airport is an easy 20 minute drive by car.
- Bishops Waltham offers a wealth of charm, character and a community spirit with a range of shops and eateries from its traditional high street.
- The coast and beaches are approximately 12 miles to the south.
- Ample opportunity for horse riding locally along with a host of footpaths and cycle routes.
- There are a number of independent schools within easy reach including Twyford School, Boundary Oak School, St. Swithuns, Winchester College, King Edward VI and Westhill Park.

AVAILABLE AUGUST 2023

Local Authority: Winchester City Council (Band G)

White Goods: Full range included with electric AGA

Heating: Oil fired central heating

Water and Drainage: Mains

Electricity: Mains supplemented by **Solar Panels**

Curtains: To principal rooms

Flooring: Carpets/Exposed Wood Floors/Tiles

Broadband availability: Super-fast broadband available

Mobile phone reception: Check with your provider

Pets: Considered

Gardening: Landlord 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		72 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



Approximate Area = 4992 sq ft / 463.8 sq m (excludes void)

Limited Use Area(s) = 200 sq ft / 18.5 sq m

Total = 5192 sq ft / 482.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for RUSHMERE Country Estates LLP (The Country House Company). REP001363







The Country House Company

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