



DENMEAD FARMHOUSE

Edneys Lane, Denmead, Hampshire, PO7 6JN

TO LET

£2,800 PCM



Denmead Farmhouse

Edneys Lane, Denmead, Hampshire, PO7 6JN

Waterlooville 2 miles | Portsmouth 9 miles | Petersfield 11 miles | London
Waterloo from Petersfield Station 80 minutes | Mileages and times
approximate

A Grade II listed, four bedroom detached Georgian farmhouse in a
wonderful rural location

THE PROPERTY

The farmhouse offers excellent and well proportioned accommodation, including kitchen and breakfast room, drawing room with open fire, dining room, snug with a wood burner and study. There is also utility and boot room, downstairs WC, integral garage and cellar. On the first floor is the main bedroom with en suite bathroom and dressing room. Three further double bedrooms, family bathroom and large landing space. The house has recently undergone redecoration and is presented in good order. It also has a wealth of period features including brick and stone floors.

Outside, the gardens which surround the house are a stunning feature of the property. Laid to lawn with numerous well stocked and pretty flower borders, the garden also features a large orchard and fine views across the surrounding countryside.

ADDITIONAL INFORMATION

Services

Oil fired central heating
Mains electricity
Private water and sewerage £30 per month
Gardener £300 pcm
Mobile phone coverage good (according to Ofcom)
Standard Broadband available (according to Openreach)

EPC

E 42

Local authority

Winchester City Council, band E

Pets

Well behaved pet considered, rent may vary

Deposit

Total deposit: £3,230

Security deposit: £646

Directions

From Hambledon, follow the B2150 out of the village towards Denmead. After leaving the village, take the first turning on the left into Rushmere Lane. Proceed along the lane and then take the first right signposted to Lovedean and Catherington. Follow this lane to the end and turn right. After passing a green barn on your left, take the next left turn in to Denmead Farm. Denmead Farmhouse will be found on the right hand side.

What3Words: soil.good.underline.



Denmead Farmhouse

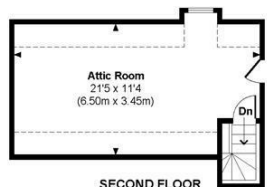
Approximate Gross Internal Area

Main House = 3856 Sq Ft / 358.20 Sq M

Garage = 146 Sq Ft / 13.60 Sq M

Total = 4002 Sq Ft / 371.80 Sq M

Includes areas with Restricted room height.

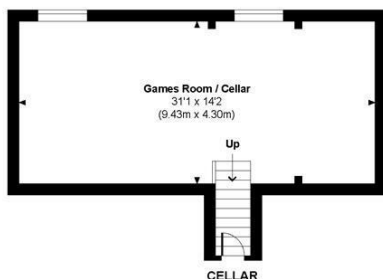


SECOND FLOOR



GROUND FLOOR

FIRST FLOOR



CELLAR



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Indicates restricted room height less than 1.5m.

IMPORTANT NOTICE

BCM Wilson Hill for themselves and the Landlord give notice that:

- 1: These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract, and must not be relied upon as statements or representations of fact
- 2: Applicants must rely on their own enquiries by inspection or otherwise on all matters
- 3: The information in these particulars is given without responsibility on the part of BCM Wilson Hill or their clients. Neither BCM Wilson Hill nor their employees have any authority to make or give any representations or warranties in relation to this property
- 4: Any areas, measurements or distances referred to are given as a guide only and are not precise. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are include in the let nor with regards to parts of the property which have not been photographed
- 5: Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order- nor have BCM Wilson Hill tested them

Lettings

01962 763908

lettings@bcmwilsonhill.co.uk

Offices at: Winchester | Petersfield | Isle of Wight | Oxford

bcmwilsonhill.co.uk

