

The Fish House London Road, Bere Mill Farm, Whitchurch,
RG28 7NH
£2,000



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PROPERTY DESCRIPTION BY Ella Flint

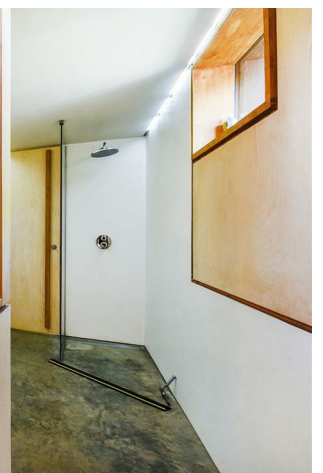
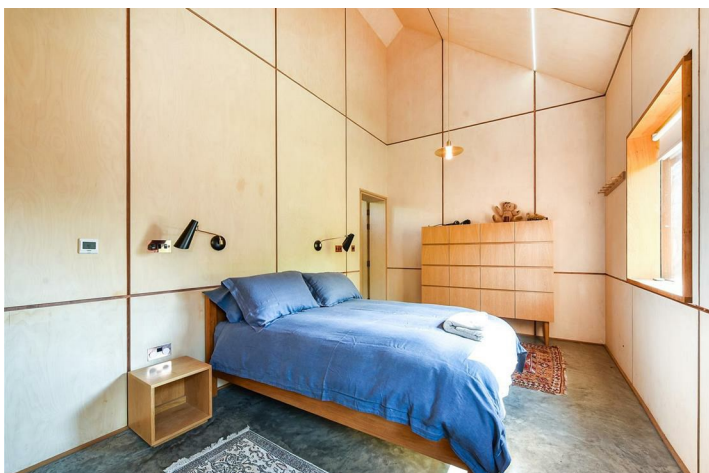
Graham & Co are thrilled to bring to the market this beautifully unique three-bedroom home to let.

Tucked away in the idyllic countryside of Whitchurch, Hampshire, this unique 3-bedroom home on the sought-after Berehill Farm offers a rare opportunity to let a truly special property. Combining rustic charm with modern eco-conscious living, this beautifully presented home is a perfect blend of character and sustainability.

Step inside to discover high ceilings adorned with exposed timber beams, alongside a log burner, creating a sense of space and warmth throughout the home. The property boasts three generously sized bedrooms, including a master bedroom with its own stylish jack and jill ensuite bathroom. A stylish family bathroom and separate utility room add to the practical appeal of the space.

Outside, the property offers two parking spaces and immediate access to scenic countryside walks—perfect for nature lovers or those seeking a peaceful escape from the everyday.

Thoughtfully designed for energy efficiency, the home features eco-friendly technologies that reduce both your carbon footprint and energy bills—perfect for the environmentally



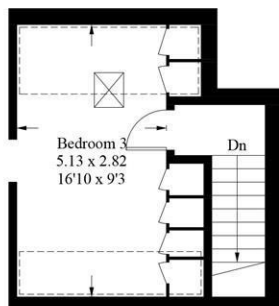


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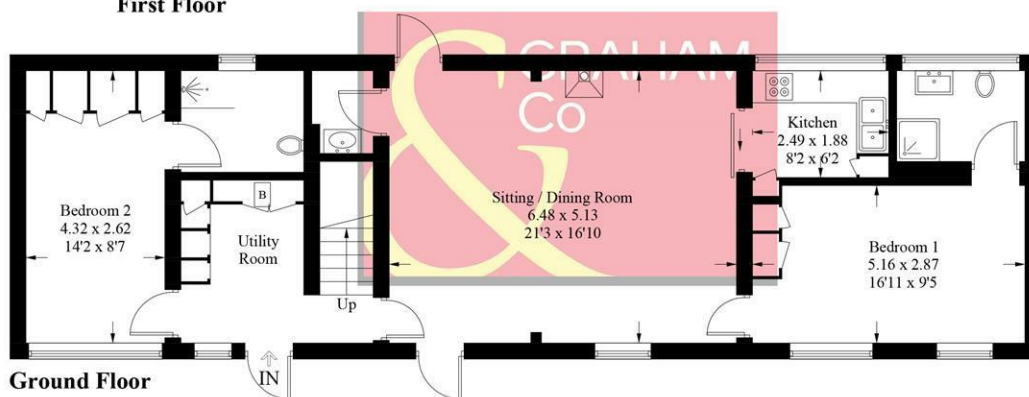
Approximate Gross Internal Area = 117.7 sq m / 1267 sq ft



= Reduced headroom below 1.5m / 5'0"



First Floor



Ground Floor

PRODUCED FOR GRAHAM AND CO

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. © Emzo Marketing (ID1201552)

DIRECTIONS

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus	A		
81-101	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Tax Band: C



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.