



£1,200 pcm

NONE

Borland House, Bere Farm Lane

Bedrooms : 2

Bathrooms : 2

Reception Rooms : 1

PERIOD PROPERTY

TWO BEDROOMS

PARKING

JULIETTE BALCONY

MASTER WITH EN-SUITE

UNDERGOING RE-PAINTWORK

Soane Property Group
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Soane Lettings are thrilled to bring you this beautiful character filled two-bedroom apartment set in the peaceful surroundings of Bere Farm Lane. Offering spacious living, period features, and allocated parking, this delightful home blends rural charm with modern convenience. Ideal for professionals or couples seeking tranquillity with easy access to nearby amenities.

ENTRANCE

Beautifully presented character apartment set within the elegant Borland House on Bere Farm Lane. This two-bedroom home boasts period charm, bright interiors, and off-road parking – all nestled in a peaceful, private setting with excellent access to surrounding countryside and transport links.

HALLWAY

This bright and spacious hallway offers a warm welcome with its fresh, contemporary décor. Featuring soft grey carpeting underfoot, crisp white walls, and a striking teal accent wall, it blends classic character with modern style. The natural wood doors add charm and warmth, while a stylish pendant light casts elegant patterns across the ceiling, creating a standout feature. The layout provides access to multiple rooms, enhancing the sense of flow and space in the home.

LOUNGE

Spacious and light-filled lounge featuring triple aspect windows and French doors opening onto a Juliet balcony, allowing for an abundance of natural light and a lovely open feel. The room is styled with bold navy accent walls, neutral tones, and soft carpet underfoot, offering a perfect blend of character and comfort.

MAIN BEDROOM

This spacious and light-filled bedroom features multiple sash windows that frame leafy views and flood the room with natural light. Soft neutral tones on the walls and carpet create a calm and inviting atmosphere, while the generous layout offers plenty of space for bedroom furnishings. Leading to a bright and stylish en-suite featuring a glass-enclosed shower, classic high-level WC with brass detailing, pedestal basin, and wood-effect flooring. Finished with fresh white walls and a mirrored cabinet for added storage.

SECOND BEDROOM

This bright and airy room features a large sash window allowing in plenty of natural light, neutral walls, and a soft green carpet. A wooden door adds a touch of character, making it a versatile space ideal for use as a bedroom, office, or snug.

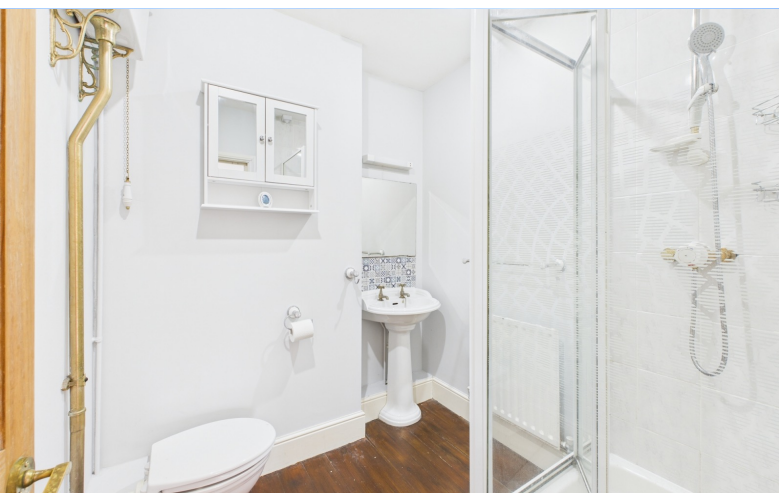
BATHROOM

Charming bathroom with vintage character, featuring a roll-top clawfoot bath with gold fittings, high-level traditional WC, and pedestal basin with patterned tile splashback. Finished with classic metro wall tiles and wood-style flooring for a timeless appeal.

KITCHEN

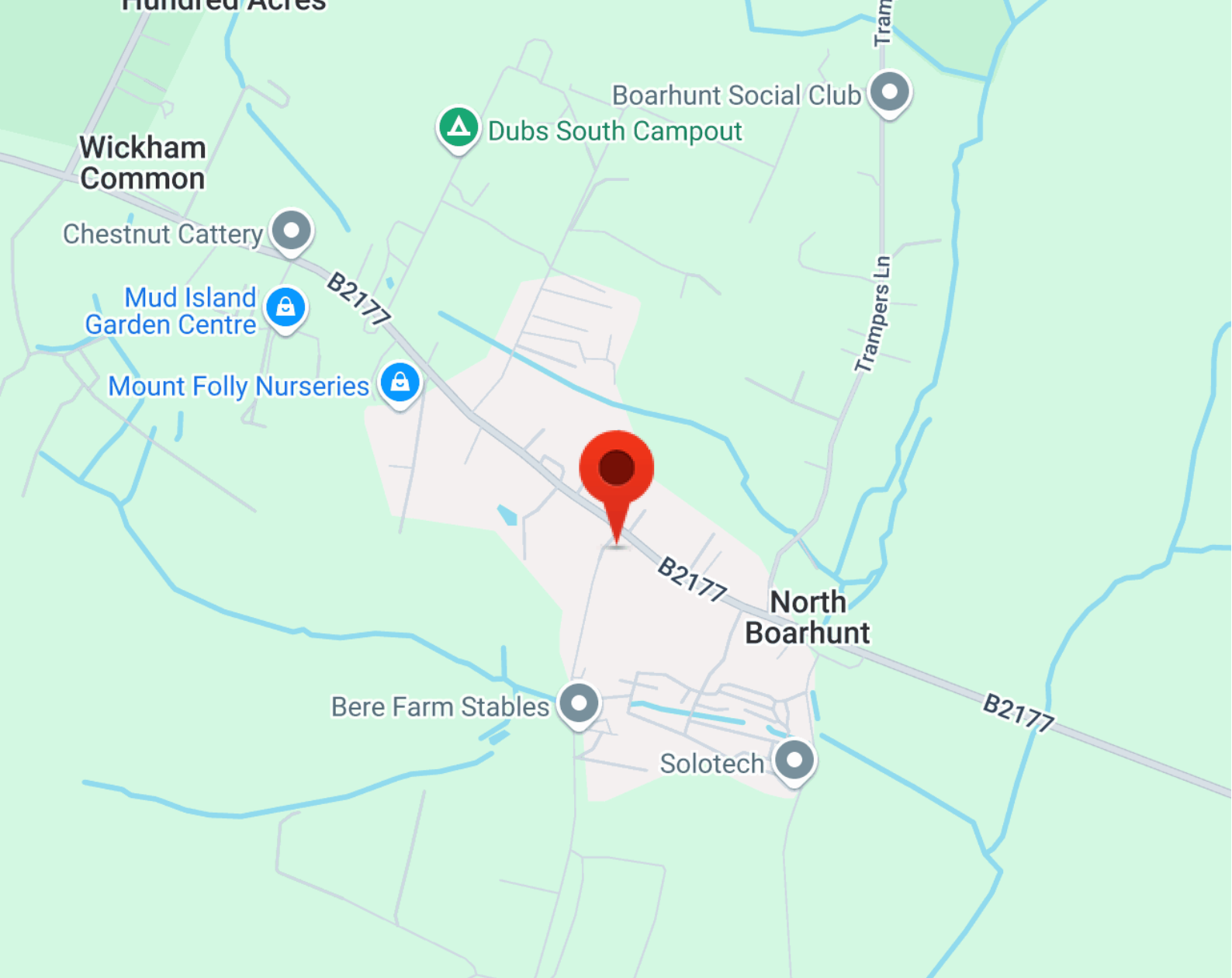
Charming country-style kitchen featuring sage green shaker units, solid wood worktops, and a traditional Belfast sink beneath a large window offering pleasant rooftop views. This well-proportioned space includes integrated appliances, a gas hob with oven, and a washing machine, all set against warm wooden flooring and neutral decor.





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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	72	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Address: 4 Borland House