



Mislingford – Guide Price £1,000,000

# Flint Cottage

## Bishops Wood Road

### Mislingford

### Swanmore

### PO17 5AT

This four bedroom detached home is set in circa 2.5 acres, offering equestrian facilities that include - paddocks, 4 to 6 stables subject to the internal separation of the building and an open barn measuring circa 7.5 meters by 17 meters. There is a brick built studio/office, double garage, shed and a chicken run. Please note that this property has an agricultural tie and the wording shown below is the requirement to purchase and live in this home.

#### **Planning Restrictions**

**‘The occupation of the dwelling shall be limited to a person solely or mainly working or last working in the locality in agriculture or forestry or a widow or widower of such a person and to any resident dependents.’**

**Also, please note there is a live enforcement notice on this property.**

- Four Bedroom Detached House
- En-Suite To Master Bedroom
- Studio/Office
- Stables & Barn
- Agricultural Tied Property
- Circa 2.5 Acres

#### **ENTRANCE HALL**

The front door with porch over leads to the entrance hall with turning stairs to the first floor and doors to-

#### **LIVING ROOM/DINER**

Living Room Area 5.46m x 4.02m Dining 3.50m x 2.88m Room area L Shaped room with two sets of double glazed doors to the rear elevation

#### **WC**

Window to the front elevation, built in low level WC, was hand basin

#### **KITCHEN/BREAKFAST ROOM**

5.46m x 4.20m Double glazed window to the front elevation, french doors to the rear elevation and garden, double glazed door to the side elevation. Range of base and wall units with peninsular breakfast bar area. One and a half bowl sink with mixer and drainer, range style cooker.

#### **LANDING**

Double glazed window over the stairs and doors leading to -





### **FAMILY BATHROOM**

Double glazed window to the front elevation, four piece bathroom comprising built in low level WC, Built in vanity style wash hand basin, shower cubical and bath.

### **BEDROOM ONE**

3.63m x 3.56m Double glazed windows to rear and side elevations, two built in double wardrobes and door to-

### **MASTER ENSUITE SHOWER ROOM**

Double glazed window to the front elevation, shower cubical, built in low level WC, built in wash hand basin, built in cupboard.

### **BEDROOM 2**

3.57m x 3.23m Double glazed window to the front elevation.

### **BEDROOM 3**

3.57m x 2.22m Double glazed window to the rear elevation.

### **BEDROOM 4**

3.50m x 2.29m Double glazed window to the rear elevation.

### **STUDIO/OFFICE/LAUNDRY ROOM**

4.62m x 4.11m Double glazed door and window to the front elevation and window to the side elevation, work surface with space for automatic washing machine and tumble dryer, with further door leading to-

### **STUDIO CLOAKROOM**

Double glazed window to the side elevation, low level WC and wash hand basin.





### **STABLE BLOCK**

originally presented with six stables, two internal walls have been removed so there are two large workshop areas and two stables in the current configuration.

### **SHED**

Wooden construction shed.

### **CHICKEN RUN**

Fenced timber construction.

### **BARN**

17.17m x 7.85m Metal clad with open doorways and glazed windows

### **DOUBLE GARAGE**

5.03m x 4.90m Max Dims Up and over door to front elevation, side door.

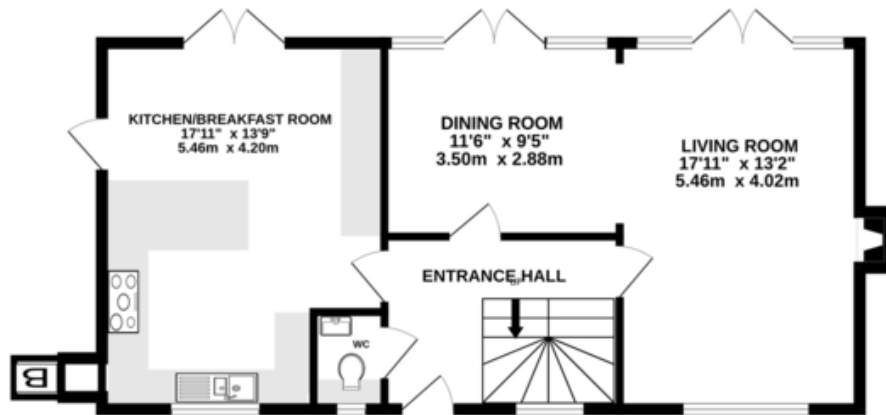






Area: 1.037 ha (2.563 acres)

GROUND FLOOR  
672 sq.ft. (62.4 sq.m.) approx.



1ST FLOOR  
662 sq.ft. (61.5 sq.m.) approx.



TOTAL FLOOR AREA: 1334 sq.ft. (123.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 ©2023

**EPC Rating:** TBC  
**Tenure:** Freehold  
**Services:**  
**Council Tax Band:**  
**Local Authority:** Winchester City Council



Wickham  
The Old Timbers, The Square, Wickham,  
Fareham, Hampshire, PO17 5JG  
Tel: 01329 834835  
Email:  
wickham@harringtonsproperty.co.uk  
www.harringtonsproperty.co.uk

Important Notice: Harringtons, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility of any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Harringtons have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.