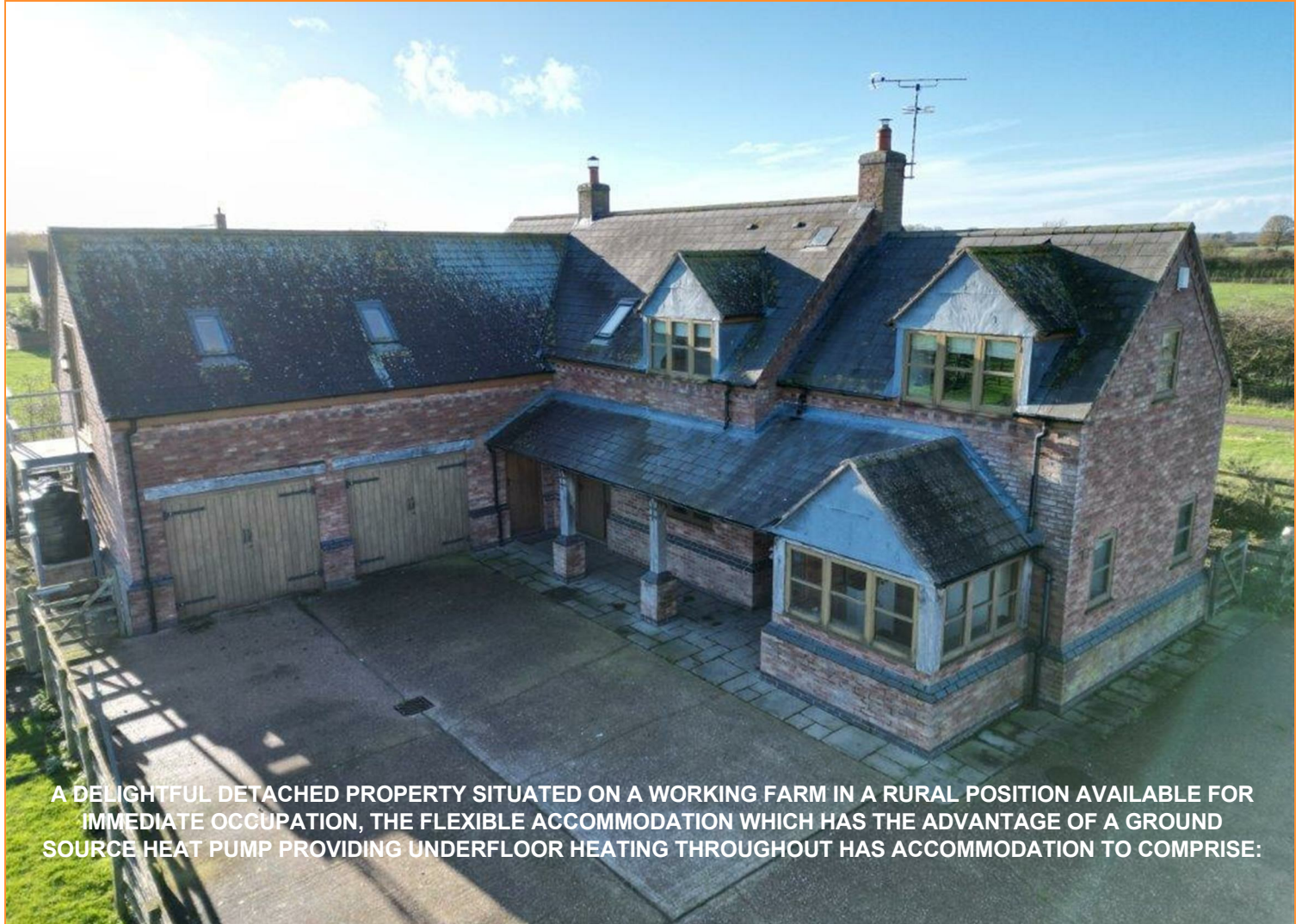


SAWBRIDGE ROAD, SAWBRIDGE CV23 8BB



A DELIGHTFUL DETACHED PROPERTY SITUATED ON A WORKING FARM IN A RURAL POSITION AVAILABLE FOR IMMEDIATE OCCUPATION, THE FLEXIBLE ACCOMMODATION WHICH HAS THE ADVANTAGE OF A GROUND SOURCE HEAT PUMP PROVIDING UNDERFLOOR HEATING THROUGHOUT HAS ACCOMMODATION TO COMPRISE:

- **Four Bedroom Farm House**
 - **Separate studio annexe**
- **Picturesque views of countryside**
 - **Rural setting**
- **High specification appliances**
- **Rent includes water and septic tank usage**
 - **Underfloor heating**
 - **EPC - B**
- **Available immediately**

5 BEDROOMS

£2,000 PCM

Hawkesford are delighted to bring to market a rare opportunity to let this generously sized, four bedroom, four bathroom Farm House with annexe, in the charming hamlet of Sawbridge.

The property is comprised in brief of; Porch entrance, leading to entry hall and cloakroom with W/C. A bright and airy living room with wood burner and French doors opens to the garden. The fully fitted kitchen features ample storage, integrated dishwasher and fridge, a Marshall oil-fired AGA, and double Belfast sink. A larder provides extra cupboard space, a second fridge, and freezer. A separate utility room offers matching walled units and an additional sink. Further accommodation includes a dining room, study, and a wet room with shower.

Upstairs, the master bedroom has built-in wardrobes and an en-suite bathroom. The family bathroom includes a bath, shower, and vanity unit with storage. Bedrooms two and three are comfortable doubles with fitted wardrobes, and an additional a fourth bedroom.

The property also benefits from a separate studio annexe with fitted kitchen, appliances, and bathroom, along with a boot room and internal access to a double garage.

A rare chance to acquire a charming rural home, with generous accommodation—early viewing recommended.

The rent includes water usage and the use of a septic tank. Underfloor heating throughout.

Please note the property is situated on an active working farm.

Available 3rd December 2025.

Front door gives access into hallway with

Cloakroom

Having low level flush W.C., wash hand basin.

Living room 18'0" x 11'0" (5.5m x 3.37m)

Having French doors opening out onto patio, window to front elevation, wood burning stove.

Kitchen 18'0" x 11'0" (5.5m x 3.36m)

Having window to front elevation, French doors to rear elevation, fitted kitchen to comprise: six base units, two drawer stacks, six matching wall mounted units, built-in dishwasher and fridge, double Belfast sink with storage below inset into granite work surfaces with matching upstand. Marshall oil-fired cooker.

Larder

Having built-in storage cupboards and integral fridge and separate freezer.

Utility Room 10'9" x 6'6" (3.28m x 2m)

Having units matching the kitchen units, having two base units, under counter washing machine, stainless-steel single bowl, single drainer set into work surface with tiled splashback, four matching wall mounted units.

Porch

With door to front elevation.

Dining Room 14'11" x 9'4" (4.56m x 2.87m)

Study 9'10" x 6'6" (3m x 2m)

Wet Room 6'4" x 4'1" (1.95m x 1.25m)

Having low level flush W.C., wash hand basin and electric shower.

Returning to the hallway there are stairs leading to the landing with built-in airing cupboard.

Main bedroom 14'1" x 13'5" (4.3m x 4.1m)

Having built-in wardrobes.

En-suite Shower

Having low level flush W.C., wash hand basin and shower cubicle, the room is tiled to full height.

Family Bathroom

Fully tiled having vanity wash hand basin, a range of storage cupboards, low level flush W.C. , bath, separate shower cubicle, heated towel rail.

Bedroom Two 10'9" x 8'10" (3.3m x 2.7m)

Having built-in storage cupboard.

Bedroom Three 8'6" x 10'9" (2.6m x 3.3m)

Having built-in storage cupboard.

Bedroom Four 9'6" x 8'6" (2.9m x 2.6m)**Studio 25'11" x 13'5" (7.9m x 4.1m)**

Having shower room incorporating low level flush W.C., wash hand basin and corner shower cubicle.

Living Area

Incorporating built-in kitchen to comprise four base units, built-in fridge-freezer, stainless steel oven, electric hob inset into work surface with tiled splashback and single stainless steel sink with mixer tap over.

Door and staircase giving separate access.

Boot Room 16'8" x 5'6" (5.1m x 1.7m)

Housing the heating system and door through to

Integral Double Garage

Having two double opening doors and the advantage of power and light.

Rent includes

The rent includes water and use of the private septic tank, electricity is separately metered.

Outside

There are well defined boundaries to front and rear elevations with views over open countryside.

Please be advised that there is a fully working farm adjacent to the property.

Tax Band

The Council Tax Band is

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Whilst we endeavour to make our details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute any part of an offer or contract. The landlord does not make or give, nor do we, or our employees, have authority to make or give, any representation or warranty in relation to the property. Please contact the office before viewing the property. If there is any point that is of particular importance to you, we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information, which we provide, about the property is verified on inspection and before the tenancy agreements are drawn up. All electrical appliances mentioned within these letting particulars have not been tested. All measurements believed to be accurate to within three inches. Photographs are reproduced for general information only and it must not be inferred that any item is included for let with the property. All photographs are taken with a wide angled lens. Whilst we endeavour to make our lettings details accurate and reliable they should not be relied on as statements or representations of fact, and do not constitute any part of an offer or contract.

Hawkesford Survey Department has Surveyors with local knowledge and experience to undertake Building Surveys, RICS Homebuyers Reports, Probate, Matrimonial, Insurance valuations, together with Rent Reviews, Lease Renewals and other professional property advice. Hawkesford are also able to provide Energy Performance Certificates. Telephone (01926) 438124. Management Department: For all enquiries regarding rental of property, or indeed management of rented property, please contact Robert West on (01926) 438123. For mortgage advice, please contact this office on (01926) 430553, and we will arrange for our independent mortgage advisor to contact you to give you up to the minute mortgage information.

Holding Deposit

No tenant fees are payable on this property. One weeks' rent as a holding deposit will be required (Rent x 12 / 52 - e.g If Rent = £750, The holding deposit would be £750 x 12 / 52 = £173)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) 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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC