



OFFWELL FARM

Southwick, Fareham, Hampshire, PO17 6DX

TO LET
£3,000 PCM



Offwell Farm

Southwick, Fareham, Hampshire, PO17 6DX

Wickham 5 miles | Fareham 5 miles | Petersfield 16 miles | London Waterloo from Petersfield Station – 1 hour | Mileages and times approximate

An attractive, 5-bedroom Grade II listed detached farmhouse, in a peaceful setting on the Southwick Estate with rural views

THE PROPERTY

Offwell Farm offers versatile accommodation and is ideal for a fine family home in an idyllic setting. The house retains a wealth of period features and all of the rooms are bright and spacious.

Key features include a large, welcoming entrance hall, generous farmhouse kitchen with Aga, handmade kitchen with granite worktops, quarry tile and stone floors and a large utility and boot room. There is also a snug off the kitchen, dining room and drawing room which is double aspect and features an attractive open fireplace, believed to be in an Adam style. There is also a cellar and downstairs WC. On the first floor is the master bedroom with en suite shower room, two further large double bedrooms and family bath and shower room. On the second floor there are two further double bedrooms.

Outside the house is approached via a sweeping gravel drive to the front. The house sits centrally within a good size garden, which is laid to lawn, private and also partially walled. There is a set of outbuildings, greenhouse and fine rural views.

ADDITIONAL INFORMATION

Services
Mains water and electricity. Private drainage £15 per month
Oil central heating
Standard broadband available (Ofcom)
Good mobile phone service (Ofcom)

Local Authority
Winchester City Council, band G

EPC
E 39

Deposits
Holding deposit £692
Security deposit £3,461

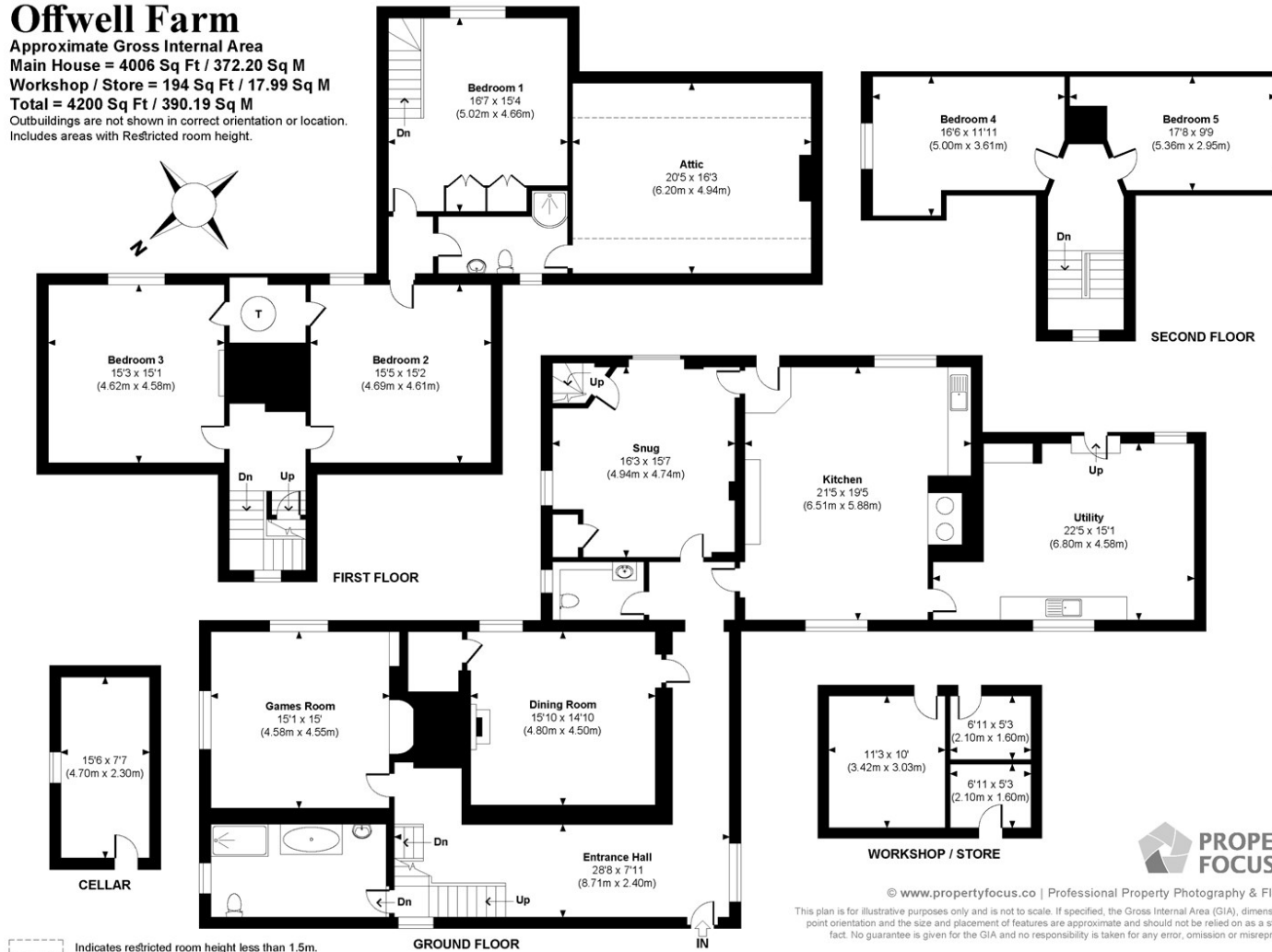
Pets
Considered, rent may vary

Directions
From Wickham, take the B2177 Southwick Road. Pass through Hundred Acres and North Boarhunt. The road will bend to the right, passing the turning to Southwick village on the left, and take the next turning on the right signposted to South Boarhunt. Bear immediately left onto Porchester Lane. Follow this lane up the hill, and Offwell Farm is the first house on the left.



Offwell Farm

Approximate Gross Internal Area
 Main House = 4006 Sq Ft / 372.20 Sq M
 Workshop / Store = 194 Sq Ft / 17.99 Sq M
 Total = 4200 Sq Ft / 390.19 Sq M
 Outbuildings are not shown in correct orientation or location.
 Includes areas with Restricted room height.



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 This plan is for illustrative purposes only and is not to scale. If specified, the Gross Internal Area (GIA), dimensions, North point orientation and the size and placement of features are approximate and should not be relied on as a statement of fact. No guarantee is given for the GIA and no responsibility is taken for any error, omission or misrepresentation.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			71
(55-68) D			
(39-54) E		39	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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