



## OWER FARMHOUSE

Calshot Road, Calshot, Hampshire, SO45 1BE

TO LET  
£2,500 PCM



# Ower Farmhouse

Calshot Road, Calshot, Hampshire, SO45 1BE

Lyndhurst 12 miles | Southampton 14 miles | Ringwood 25 miles | London Waterloo from Southampton Station – 90 minutes | Mileages and times approximate

An impressive, 4 bedroom, grade II listed farmhouse in the coastal village of Calshot. The house is in excellent decorative order and benefits from outbuildings

## THE PROPERTY

An impressive 4 bedroom, detached, grade II listed farmhouse in the coastal village of Calshot. The house is in excellent decorative order with front and rear garden and benefits from two outbuildings.

This spacious property with lovely high ceilings comprises 2 large reception rooms with a woodburner in the sitting room. Good sized farmhouse kitchen with separate utility room. Downstairs shower room with w.c. Upstairs are 4 bedrooms and a family bathroom.

The outbuildings which are dry and in good condition could be used as a home office or for storage. The enclosed garden is mainly laid to lawn with some flower beds. Off road, private parking

## ADDITIONAL INFORMATION

Services  
Gas heating  
Private, mains water, usage invoiced by Landlord  
Private drainage invoiced by Landlord  
Mains electricity  
Broadband available (according to Openreach). Previous Tenant had Starlink fitted

Phone signal good (according to Ofcom)

EPC  
E 53

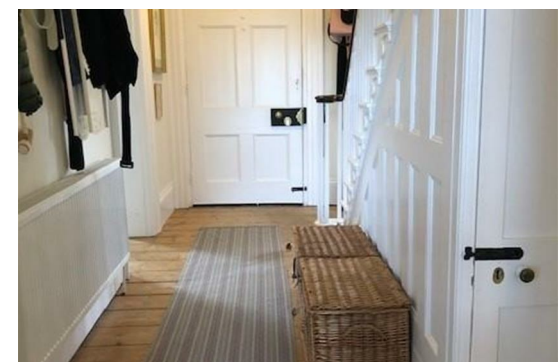
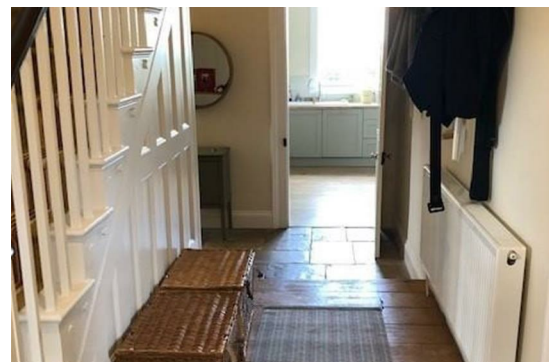
Local authority  
New Forest District Council, band F

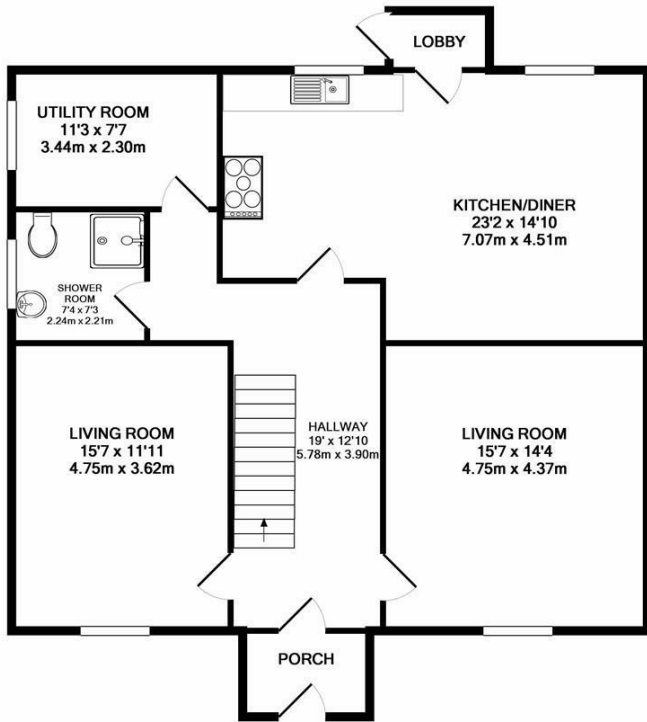
Pets  
Considered, rent may vary

Deposits  
Holding deposit £576  
Security deposit £2,884

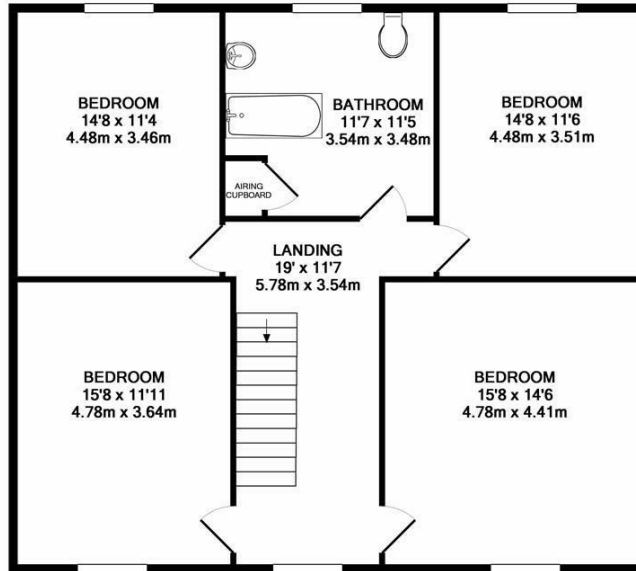
## Directions

At junction 3 of M27, exit onto M271. At first Roundabout take 2nd exit onto A35, merge onto A35/Redbridge Causeway. At roundabout take 1st exit onto A326/Marchwood Bypass, continue to follow A326, straight on through 4 roundabouts. At next (5th) roundabout take 1st exit onto B3053/Fawley Road continue for approx. 4 mins, passing Fawley power station on left. Ower Farm House can be found on the left just after a sharp left hand bend





GROUND FLOOR  
APPROX. FLOOR  
AREA 1097 SQ.FT.  
(101.9 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 1048 SQ.FT.  
(97.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 2145 SQ.FT. (199.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>93</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>53</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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