



WANSTEAD FARMHOUSE

Belney Lane, Southwick, Hampshire, PO17 6ER

TO LET
£2,750 PCM

BCM

Wanstead Farmhouse

Belney Lane, Southwick, Hampshire, PO17 6ER

Fareham 6 miles | Portsmouth 6 miles | Petersfield 17 miles | London Waterloo from Petersfield Station 70 minutes | Mileages and times approximate

Well presented, 4 bedroom farmhouse in idyllic rural location

THE PROPERTY

A newly renovated, detached 4-bedroom farmhouse enjoying an idyllic and peaceful rural location, with far reaching views. The house is exceptionally well presented throughout and provides excellent accommodation, ideal for a family home.

Wanstead Farmhouse features a large and welcoming reception room as you enter the property with a wood burner. The kitchen and dining room is a superb space with high quality wooden kitchen with wooden worktops. Utility room and double doors into the garden. There is also a downstairs shower and W/C and generous study. Underfloor heating throughout the ground floor.

On the first floor are 4 bedrooms, with the main bedroom featuring an en suite shower room. Family bathroom.

The house sits within a generous and very private garden, laid to lawn with a sandstone terrace accessed from the kitchen. The garden is surrounded by open countryside and enjoys fine views. Off road parking. Further buildings available by separate negotiation.

The location is stunning, with countryside all around, and is extremely peaceful, yet within easy reach of Southwick village, Portsmouth and Wickham

ADDITIONAL INFORMATION

Services

Heating: air source heat pump

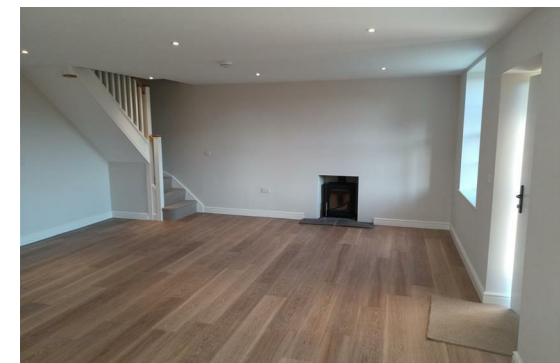
Double glazing throughout

Private water from bore hole, and private drainage £35 per month

Mains electricity

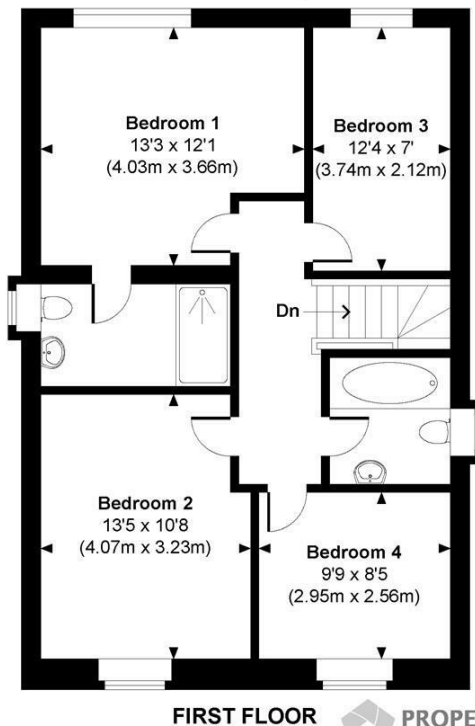
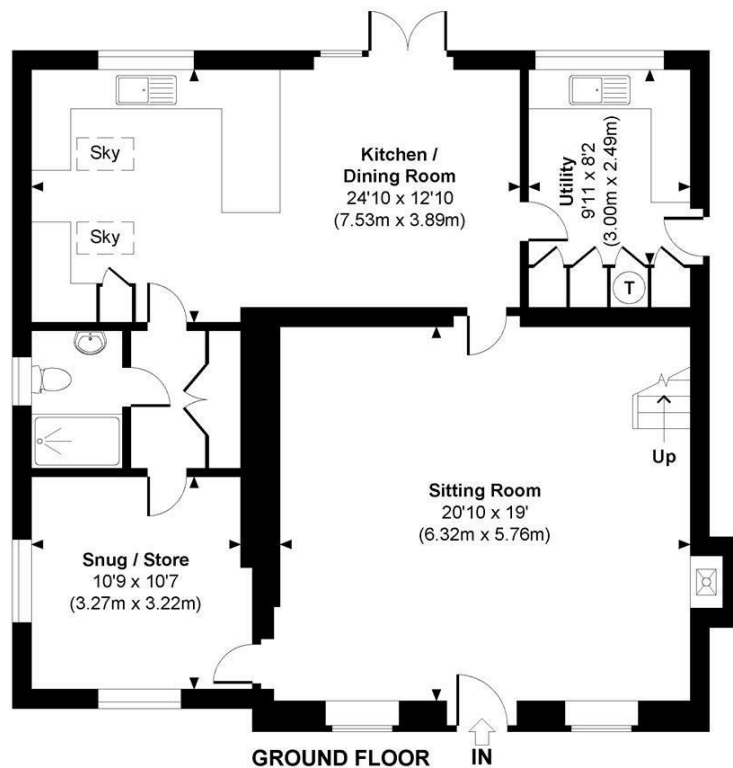
EPC

D 66

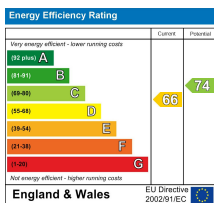


Wanstead Farmhouse

Approximate Gross Internal Area
Total = 1754 Sq Ft / 162.93 Sq M



© www.propertyfocus.co.uk | Professional Property Photography & Floorplans
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.



WINCHESTER

BCM, The Old Dairy, Winchester Hill,
Sutton Scotney, Winchester SO21 3NZ

T 01962 763 900 E info@bcm.co.uk

ISLE OF WIGHT

BCM, Red Barn, Cheeks Farm,
Merstone Lane, Merstone, Isle of Wight PO30 3DE

01983 828 805 E iow@bcm.co.uk

OXFORD

BCM, Sunrise Hill Yard, East Ilsley,
Newbury RG20 7LY

T 01865 817 105 E oxford@bcm.co.uk



rural property specialists

Local authority
Winchester City Council, band F

Deposit
Holding deposit: £634
Deposit: £3,173

Connections
Mobile coverage: good according to Ofcom
Standard broadband available according to Openreach

Pets
Well behaved pet considered

Directions
From Wickham, take the B2177 Southwick Road. Continue on this road passing through Hundred Acres and North Boarhunt. The road will bend to the right, passing the turning to Southwick village on the left. At the roundabout, take the second exit straight across. Proceed along the road and take the next turning left, into Pitymoore Lane. Follow the lane to the end, and turn left at the T-junction. Take the first turning on the left where you will see the sign for Wanstead Farm. Follow the track, taking a sharp turn to your right. Proceed past the farm buildings and Wanstead Farmhouse will be found soon after on the left.