



WOODHOUSE FARM

Smannell, Andover, Hampshire, SP11 6JH

TO LET
£4,250 PCM



Woodhouse Farm

Smannell, Andover, Hampshire, SP11 6JH

Andover 3 miles | Newbury 17 miles | Farleigh School 7 miles | London Waterloo from Andover Station 70 minutes | Mileages and times approximate

A beautifully presented Grade II listed, 5 bedroom farmhouse surrounded by mature and pretty gardens

THE PROPERTY

Woodhouse Farm is an extremely attractive, Grade II listed period farmhouse, set in a wonderful, rural setting on the edge of the village of Smannell, within easy reach of Andover. Smannell has a primary school and public house, and is surrounded by open countryside. Andover is 3 miles away and provides a good range of shops and leisure amenities as well as a mainline railway station to London. The renowned Farleigh School is also nearby, around 8 miles away.

Woodhouse Farm is well presented throughout and offers both comfortable and flexible accommodation, ideal for a family home. It's spacious reception rooms include a formal drawing room with panelling and open fireplace and garden room which opens out onto the south facing terrace. The kitchen and breakfast room is a good space and features an Aga. Finally, there is the very useful annexe adjoining the dining room, which is an open plan kitchen and living space and a shower room and provides excellent ancillary accommodation.

The bedrooms include the master bedrooms with en suite shower room, two further bedrooms and the family bathroom on the first floor. There are two further double bedrooms on the second floor.

The gardens are a magnificent feature of Woodhouse Farm. With lawns and

beautifully stocked flower borders wrapping all around the house and a stunning, south facing terrace accessed from the garden room and ideal for outdoor entertaining. There is a further lawn area beyond the terrace, ideal space for a family. There is a large gravel parking area to the left of the house, with double carport and office attached.

ADDITIONAL INFORMATION

Services

Gas fired central heating

Mains electricity and water

Private drainage £15 per month

Gardener included in addition to the rent - £300 per month

Mobile phone coverage good (according to Ofcom)

Ultrafast Broadband available (according to Openreach)

EPC

Exempt

Local authority

Test Valley Borough Council, band G

Pets

Well behaved pet considered- rent will vary

Deposit

Holding Deposit £980

Total security deposit £5884





DIRECTIONS From Andover, take the A343 Newbury Road. At the first roundabout, take the second exit onto Smannell Road. Follow this road to the end, and at the roundabout take the first exit. At the next roundabout, take the second exit. Continue on the lane, bearing left and proceed into Smannell. Proceed through the village, bearing left opposite the pub, passing the school. Woodhouse Farm will be found soon after on the right hand side.

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