



WOODEND BARN

Liberty Road, Newtown, PO17 6LB



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£3,500 PCM

A unique and spacious barn conversion offering generous and versatile accommodation, featuring five bedrooms and situated in a pleasant village location.

THE PROPERTY

Woodend Barn is an attractive and characterful barn conversion offering spacious, versatile accommodation in a delightful rural setting. Beautifully arranged over several levels, the property provides generous living space ideally suited to modern family life.

Upon entering, a welcoming entrance hall leads to the impressive kitchen/breakfast room. This bright and spacious area is fitted with a comprehensive range of units, a gas range cooker, and provides ample space for family dining and entertaining.

From the kitchen, steps rise to the magnificent vaulted sitting and dining room, undoubtedly one of the home's standout features. Boasting a full-height vaulted ceiling, exposed timbers, large feature windows, and a gas-burning stove, this exceptional room is flooded with natural light and offers an outstanding space for both relaxation and entertaining.

A staircase from the sitting room leads down to two generous double bedrooms and a large family bathroom with both bath and shower facilities. Despite being situated on the lower level, these rooms remain bright, airy, and well-proportioned.

The principal bedroom is located on the opposite side of the entrance hall, providing a degree of separation and privacy. This spacious double room benefits from extensive built-in wardrobes and an en suite shower room. Stairs from the entrance hall also lead to the first floor, where there are two further double bedrooms and an additional shower room.

Externally, the property enjoys a pleasant garden laid mainly to lawn, creating an ideal outdoor space for families and recreation. A delightful terrace with a covered pergola sits adjacent to the front entrance and provides the perfect setting for outdoor dining and entertaining. Ample parking

is available to the front of the property, accessed via a shared driveway serving the neighbouring property.

Woodend Barn occupies a peaceful rural position close to the village of Newtown, on the edge of the Forest of Bere. The nearby market town of Wickham offers an excellent selection of independent shops, cafés, restaurants, and everyday amenities. More extensive shopping, leisure, and transport facilities can be found in Fareham, approximately 6.8 miles away, and Portsmouth, around 12 miles distant. The property also benefits from excellent access to the M27 motorway and rail services from Fareham.

ADDITIONAL INFORMATION

Services

Mains electricity, mains water and private sewage (shared with next door) - Included within the rent
Oil fired central heating
Mobile coverage - Variable and good outdoor, depending on network (Ofcom)
Broadband - Fibre to cabinet (Openreach)

EPC
C78

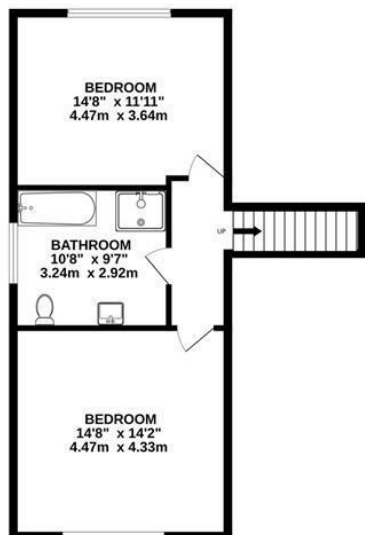
Local Authority
Winchester City Council
Band - G

Deposit

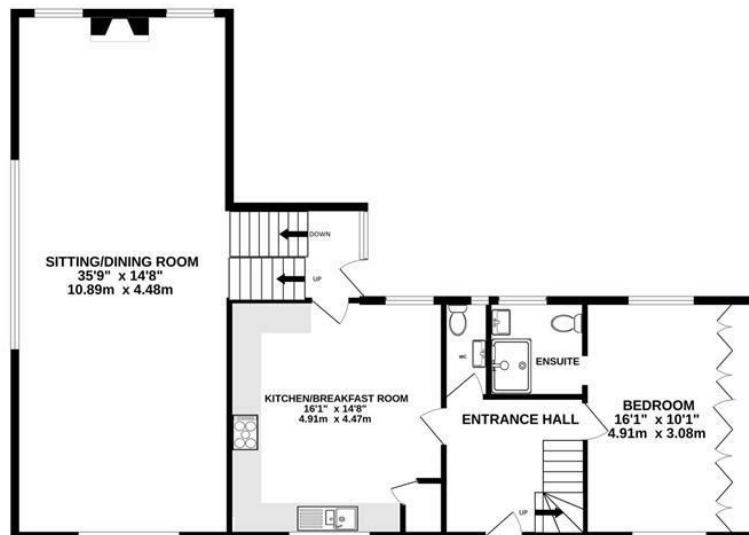
Holding deposit - £807
Security deposit - £4,038



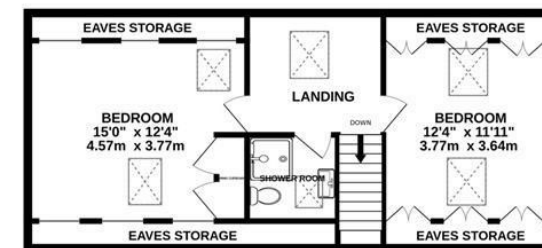
LOWER LEVEL
554 sq.ft. (51.5 sq.m.) approx.



GROUND FLOOR
1161 sq.ft. (107.9 sq.m.) approx.

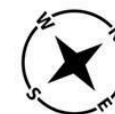


1ST FLOOR
584 sq.ft. (54.3 sq.m.) approx.



TOTAL FLOOR AREA : 2299 sq.ft. (213.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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) 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	78	80
EU Directive 2002/91/EC		

Lettings - Petersfield

01730 262600

petersfield@bcmwilsonhill.co.uk

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