

Hellards



At home in Itchen Abbas

Itchen Down Farm, Itchen Abbas

WINCHESTER, HAMPSHIRE, SO21 1BS

Asking Rent £ 4,000 PCM

- Energy Performance Rating C
- Holding Deposit £923.07
- Deposit £4,615.35
- Council Tax Band G
- Brick and Flint Farmhouse
- Three Double Bedrooms
- En-Suite, Family Bathroom and Shower Room
- Open Plan Kitchen / Dining Room / Family Room
- Sitting Room
- Snug
- Study
- Garden
- Parking & Car Barn



An attractive brick and flint farmhouse, with beautiful views over the surrounding Countryside.





Located in a courtyard with the most stunning of settings, Itchen Down Farm makes for a versatile family home.

Upon entering, there is a large kitchen / dining room / family room, with Aga, and a kitchen island. There are steps up to the sitting room, with log burning stove and French doors to the patio area. There is also a snug, again with log burning stove. There is a useful utility / boot room with a good-sized study and shower room.

Upstairs there is the master bedroom with en-suite shower room. There is a spacious landing, leading to two further double bedrooms and a family bathroom, with shower over the bath.

Outside there is a terrace area accessed from the sitting room, with a garden mainly laid to lawn and having a most wonderful southerly aspect. The house is approached by the adjacent driveway leading into the central courtyard.

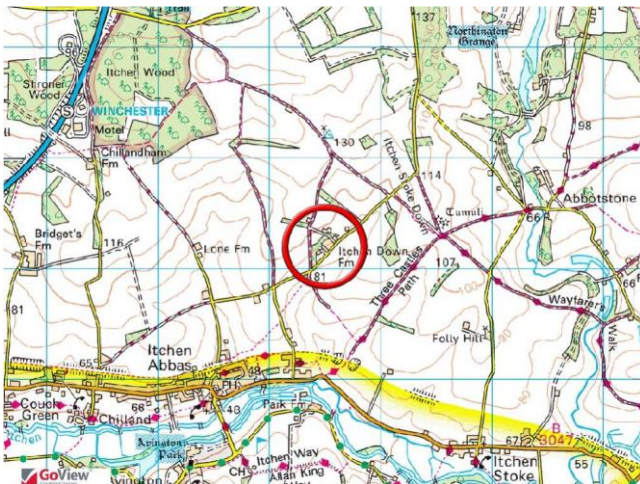
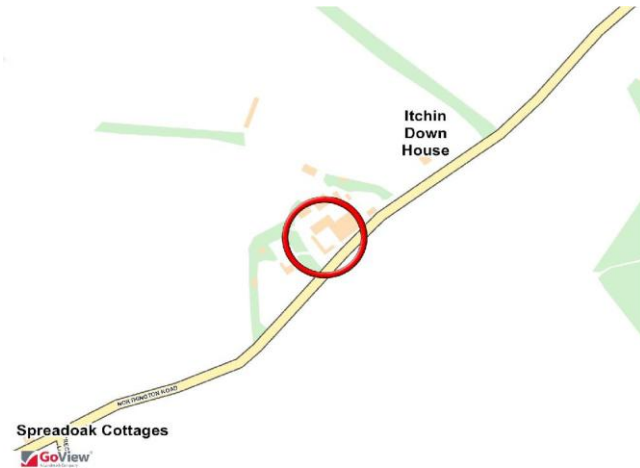
Standard broadband is available (source: Ofcom). For mobile reception, please see <https://www.ofcom.org.uk/mobile-coverage-checker>

Itchen Abbas is a popular village located in between Winchester and Alresford, and is positioned within the beautiful South Downs National Park, with its rolling hills and crystal clear trout streams. The village has a lively community with a primary school, church, pub and village hall. There are stunning walks from the doorstep, one of which follows the River Itchen across meadows to Easton, where there are a couple of welcoming pubs. Winchester railway station is about 10 minutes away, as is the M3 and A34,

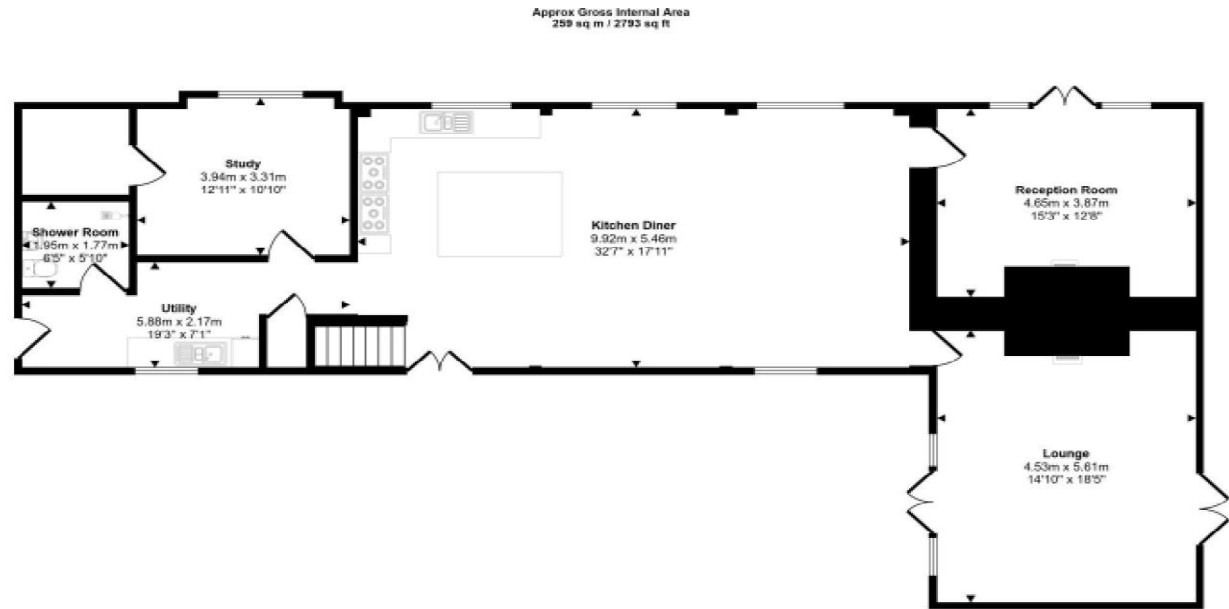


DIRECTIONS

From the centre of Alresford proceed out of the town along West Street in the direction of Winchester. Proceed ahead and as you come out of the town take the right hand turn signposted to Kingsworthy and Itchen Abbas. Proceed along this road for about two miles. After going through Itchen Stoke take the right hand turn into Rectory Lane. Proceed along going under the railway bridge and up the hill. At the top of the hill turn right at the T junction onto Northington Road. After a little way Itchen Down Farm will be found on the left hand side.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor
Approx 135 sq m / 1454 sq ft



First Floor
Approx 124 sq m / 1338 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

