



The Milking Shed | 4 Old Manor Farm

Old Bedhampton | Hampshire | PO9 3NB

TOWN & COUNTRY
SOUTHERN

STEP INSIDE | The Milking Shed | OIEO £530,000 | Freehold



A Unique Three Bedroom Character Home

2026 Sq Ft of Living Accommodation

Car Parking Facilities & Garage

Family Bathroom & En-Suite Wet Room

The Milking Shed sits proudly back from the road within a conservation area of being 1½ miles from the centre of Havant where its full range of shops and leisure facilities can be found, together with the mainline railway station providing a regular service to London Waterloo in approx. 1hr 20 minutes, commutable links to the south coast major towns and cities and good commutable links from A3(M) extends to 2026 sq ft and comprises; T shaped hallway, cloakroom, primary bedroom with en-suite wet room, 22' living room, kitchen/dining room leading to garage on the ground floor with two double bedrooms, a family bathroom and the South Downs National Park.. Offered with extensive car parking and no study area/landing on the first floor. The property is bursting with character with forward chain, early viewing of this unique home is strongly recommended in order to appreciate both the accommodation and location on offer. Old Bedhampton has a surprisingly rural feel yet



ENTRANCE: Lowered kerb leading to shingle driveway to the right hand side of the property providing access to the neighbouring property (at rear) and extra car parking, directly to the front of the property is a lawned garden with open fencing to the left hand side and central shingled pathway with flowering borders to main front door, cold water tap, lean-to style greenhouse and access to garage.

HALLWAY: 18'3" x 7'8" decreasing to 6'3" at narrowest point. T shaped hallway, coir matted area and wooden flooring, doors to primary rooms, double glazed window to side aspect, built-in boiler cupboard housing hot water cylinder and Vaillant boiler supplying domestic hot water and central heating (not tested), twin glazed doors to living room.

LIVING ROOM: 22'0" x 18'4" Steps to twin doors and hallway, balustrade staircase rising to first floor, double glazed window to side aspect overlooking driveway, double radiator, stable style door with double glazed window to one side leading to rear garden, feature surround fireplace with coal effect gas fire (not tested).



KITCHEN / DINING ROOM: 18'4" x 9'6" Dining area: Stone effect vinyl flooring, double glazed windows to side aspect overlooking driveway, radiator, door to garage.

Kitchen: Comprehensive range of matching wall and floor units with work surface and matching splashback, inset single drainer sink unit with mixer tap, plumbing for dishwasher, space for tall fridge/freezer, double glazed window to side aspect overlooking garden, inset four ring electric hob with glass splashback and oven under, extractor hood, fan and light over, under unit lighting, range of drawers.



BEDROOM 1: 18'11" x 14'9" Vaulted ceiling measuring approximately 12'0" in height with exposed beams, double glazed window to front aspect overlooking garden with double radiator under, door to en-suite, corner chimney breast with wood surround fireplace and cast iron inlay, double glazed window to rear aspect overlooking garden with radiator under, wall up-lighters.

EN-SUITE WET ROOM: Close coupled w.c., wall mounted wash hand basin, radiator, double glazed window to front aspect, ceramic tiled flooring with underfloor heating, fully ceramic tiled to walls, shower cubicle with wall mounted controls, drench style hood and separate shower attachment, large shower screen and drying area to one end.



CLOAKROOM: 7'7" x 5'6" Pedestal wash hand basin with tiled splashback, double glazed window to front aspect overlooking garden, low level w.c., vinyl flooring, radiator.

FIRST FLOOR: Large T shaped open landing measuring approx. 17'2" max. x 12'10" max. measurements taken from approximately 3'10" off floor level with eaves to side ceilings, dormer double glazed window to side aspect, ceiling beams, low level built-in storage cupboards to one wall with work surface over, radiator, doors to primary rooms.

BEDROOM 2: 15'11" x 13'1" measurements taken from approximately 3'10" off floor level with eaves to side ceilings, double glazed window to front aspect, exposed beams, radiator, stripped and painted floorboards, range of built-in wardrobes to one wall with hanging space and shelving.

BEDROOM 3: 14'2" x 13'2" measurements taken from approx. 3'10" off floor level with eaves to side ceiling, exposed beams, built-in wardrobe to one wall with hanging space and shelving, radiator, double glazed windows to rear aspect.

FAMILY BATHROOM: White suite comprising; panelled bath with telephone style mixer tap and shower attachment, tiled surrounds, vinyl flooring, low level w.c., double glazed dormer window to side aspect, pedestal wash hand basin with tiled splashback, radiator, slight eaves to side ceiling restricting headroom, extractor fan.

GARAGE / UTILITY ROOM: 22'2" x 8'5" Up and over door, high level electric consumer box, ceiling storage, window to rear aspect, door to garden, work surface with washing machine point under, space for fridge and tumble dryer, lighting.

OUTSIDE: To the rear is an enclosed lawned garden with pathways, access to the living room via stable style door and access to garage, the pathway leads to the side of the property with wooden built garden shed, central area with lighting.

TO FIND THE PROPERTY: From our office proceed along the Havant Road in an easterly direction taking the second exit at the roundabout into Bedhampton Hill, take the third exit at the next roundabout into Bedhampton Road, turn immediately right into Brookside Road, continue along The Brook following the road to the right and a turning and parking area with a no through road, where The Milking Shed can be found on the left hand side.

AGENTS NOTES:

Council Tax Band E - Havant Borough Council

Broadband – ADSL/FTTC/FTTP

[Fibre Checker \(openreach.com\)](https://openreach.com)

Flood Risk – Refer to –

[\(GOV.UK \(check-long-term-flood-risk.service.gov.uk\)\)](https://gov.uk/check-long-term-flood-risk.service.gov.uk)

AML Checks - By Law and in compliance with HMRC regulations, all agents are required to carry out Anti-Money Laundering (AML) checks on any buyer(s) who submit a successful offer. A non-refundable administration fee of £60 inc. VAT to cover these costs is payable by the buyer(s) before the sales transaction can be progressed.



The Milking Shed

Approximate Gross Internal Area

Main House = 1841 Sq Ft / 171.06 Sq M

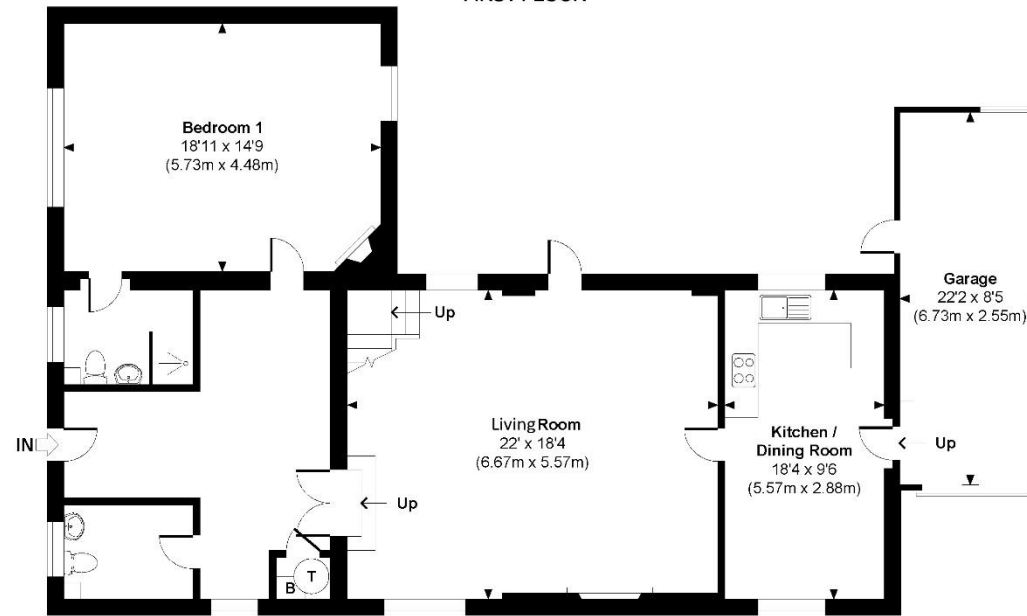
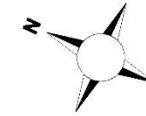
Garage = 185 Sq Ft / 17.16 Sq M

Total = 2026 Sq Ft / 188.22 Sq M

Includes areas with restricted room height.



FIRST FLOOR



GROUND FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) 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		
	58	77
England & Wales	EU Directive 2002/91/EC	

WWW.EPC4U.COM

Indicates restricted room height less than 1.5m.



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