



DENMEAD FARMHOUSE

Edneys Lane, Denmead, Hampshire, PO7 6JN

TO LET
£2,500 PCM



Denmead Farmhouse

Edneys Lane, Denmead, Hampshire, PO7 6JN

Waterlooville 2 miles | Portsmouth 9 miles | Petersfield 11 miles | London Waterloo
from Petersfield Station 80 minutes | Mileages and times approximate

A detached 4 bedroom farmhouse set in a peaceful rural location

THE PROPERTY

The farmhouse offers excellent and well proportioned accommodation, including kitchen and breakfast room, drawing room with open fire, dining room, snug with a wood burner and study. There is also utility and boot room, downstairs WC, integral garage and cellar. On the first floor is the main bedroom with en suite bathroom and dressing room. Three further double bedrooms, family bathroom and large landing space.

The house has recently undergone re decoration and is presented in good order. It also has a wealth of period features including brick and stone floors.

Outside, the gardens which surround the house are a stunning feature of the property. Laid to lawn with numerous well stocked and pretty flower borders, the garden also features a large orchard and fine views across the surrounding countryside.

ADDITIONAL INFORMATION

Services

Oil fired central heating

Mains electricity

Private water and sewerage £30 per month

Gardener included in rent

Mobile phone coverage good (according to

Ofcom)

Standard Broadband available (according to Openreach)

EPC

E 42

Local authority

Winchester City Council, band E

Pets

Well behaved pet considered- rent will vary

Deposit

Holding Deposit £576

Total security deposit £2,884

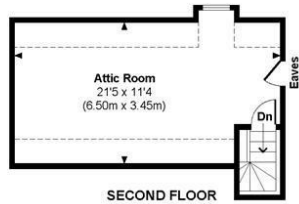
Directions

From Hambledon, follow the B2150 out of the village towards Denmead. After leaving the village, take the first turning on the left into Rushmere Lane. Proceed along the lane and then take the first right signposted to Lovedean and Catherington. Follow this lane to the end and turn right. After passing a green barn on your left, take the next left turn into Denmead Farm. Denmead Farmhouse will be found on the right hand side



Denmead Farmhouse

Approximate Gross Internal Area
 Main House = 3856 Sq Ft / 358.20 Sq M
 Garage = 146 Sq Ft / 13.60 Sq M
 Total = 4002 Sq Ft / 371.80 Sq M
 Includes areas with Restricted room height.

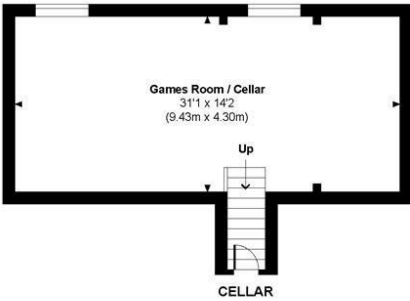


SECOND FLOOR



GROUND FLOOR

FIRST FLOOR



CELLAR

Indicates restricted room height less than 1.5m.



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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.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		42	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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