



OFFWELL FARM

Southwick, Fareham, Hampshire PO17 6DX

TO LET

£3,000 pcm



Offwell Farm

Southwick, Fareham, Hampshire PO17 6DX

Wickham 5 miles | Fareham 5 miles | Petersfield 16 miles | London Waterloo from
Petersfield Station – 1 hour | Mileages and times approximate

5 bedrooms

An attractive, Grade II listed detached farmhouse, in a peaceful setting on the Southwick Estate with rural views. The house has good accommodation with 3 reception rooms a large garden.

THE PROPERTY

Offwell Farm is a pretty farmhouse with a wealth of period features and a range of bright and spacious rooms.

Key features include a large, welcoming entrance hall, generous farmhouse kitchen with Aga and a large utility room. Snug off the kitchen, dining room and drawing room which is double aspect and features an attractive open fireplace, believed to be in an Adam style. Cellar and downstairs WC. On the first floor is the master bedroom with en suite shower room, two double bedrooms and family bathroom. On the second floor there are two further double bedrooms. This is ideal for a family home.

The house has a sweeping gravel drive to the front and sits centrally within a good size garden, which is laid to lawn, private and also partially walled. There is a set of outbuildings, greenhouse and fine rural views.

The house is close to Southwick, which has a church, two pubs and a thriving village shop. Wickham is a short drive away and Portsmouth and Fareham are nearby.

ADDITIONAL INFORMATION

Services

Mains water and electricity. Private drainage £15 per month
Oil central heating.

Standard broadband available (Ofcom)
Good mobile phone service (Ofcom)

Local Authority

Winchester City Council. Band G

EPC

E 39

Deposit

£3,461

Holding deposit

£692

Pets

Considered, rent may vary

Parking

Private driveway

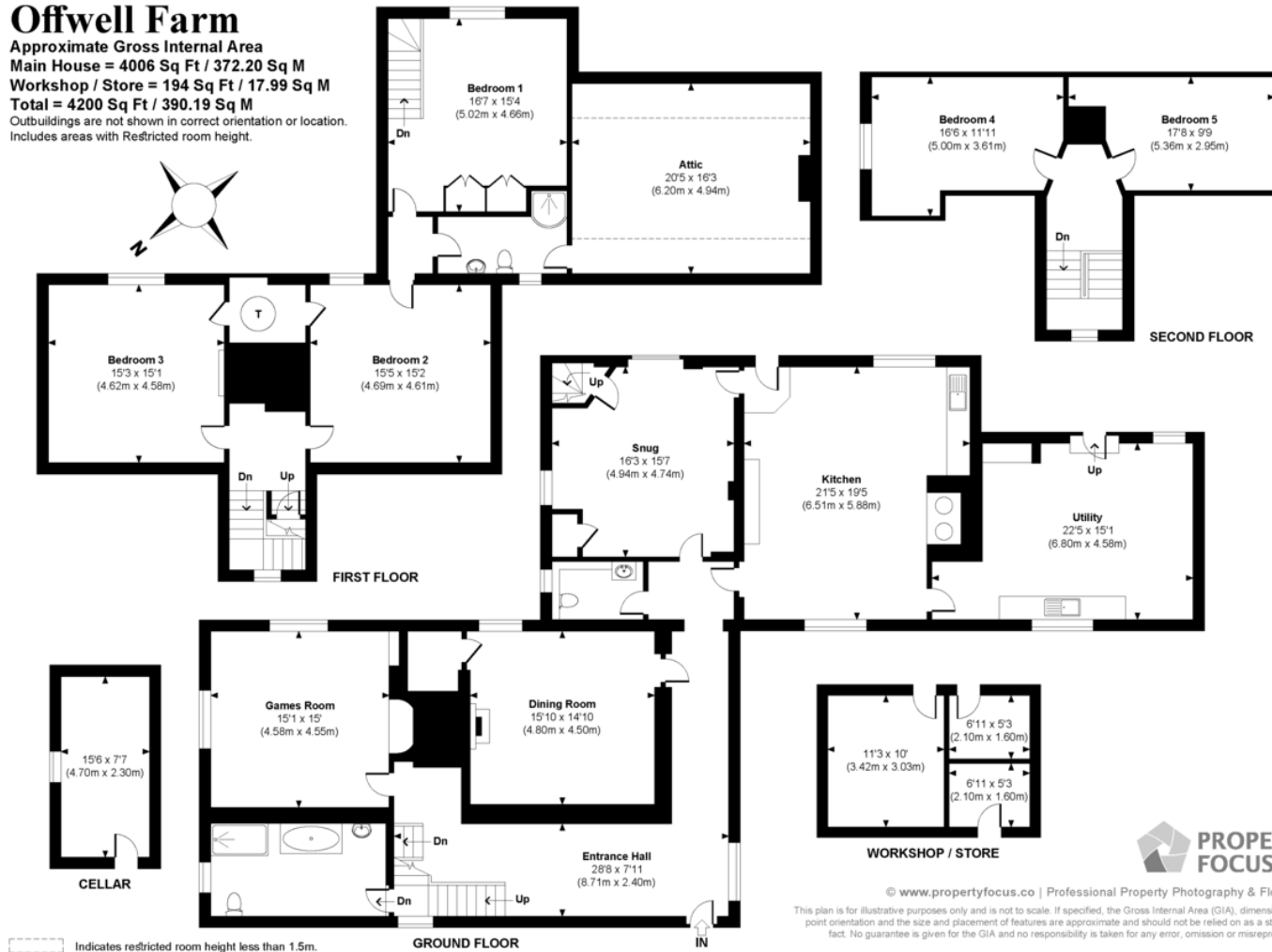
Directions

From Wickham, take the B2177 Southwick Road. Pass through Hundred Acres and North Boarhunt. The road will bend to the right, passing the turning to Southwick village on the left, and take the next turning on the right signposted to South Boarhunt. Bear immediately left onto Porchester Lane. Follow this lane up the hill, and Offwell Farm is the first house on the left.



Offwell Farm

Approximate Gross Internal Area
 Main House = 4006 Sq Ft / 372.20 Sq M
 Workshop / Store = 194 Sq Ft / 17.99 Sq M
 Total = 4200 Sq Ft / 390.19 Sq M
 Outbuildings are not shown in correct orientation or location.
 Includes areas with Restricted room height.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		



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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.

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