



OWER FARMHOUSE

Calshot Road, Calshot, Hampshire SO45 1BE

TO LET

£2,500 pcm



Ower Farmhouse

Calshot Road, Calshot, Hampshire SO45 1BE

Lyndhurst 12 miles | Southampton 14 miles | Ringwood 25 miles | London Waterloo from Southampton Station – 90 minutes | Mileages and times approximate

4 bedrooms

An impressive grade II listed farmhouse in the coastal village of Calshot. The house is in excellent decorative order with front and rear garden and benefits from outbuildings.

THE PROPERTY

An impressive 4 bedroom, detached, grade II listed farmhouse in the coastal village of Calshot. The house is in excellent decorative order with front and rear garden and benefits from two outbuildings.

This spacious property with lovely high ceilings comprises 2 large reception rooms with a woodburner in the sitting room. Good sized farmhouse kitchen with separate utility room. Downstairs shower room with w.c. Upstairs are 4 bedrooms and a family bathroom.

The outbuildings which are dry and in good condition could be used as a home office or for storage.

The enclosed garden is mainly laid to lawn with some flower beds. Off road, private parking.

Calshot is easily accessible for Fawley and Southampton. Nearby is Calshot Activities Centre which is one of the largest activity centres in Britain.

ADDITIONAL INFORMATION

Services
Gas central heating
Private, mains water, usage invoiced by Landlord
Private drainage invoiced by Landlord
Mains electricity

Local Authority
New Forest District Council, band F

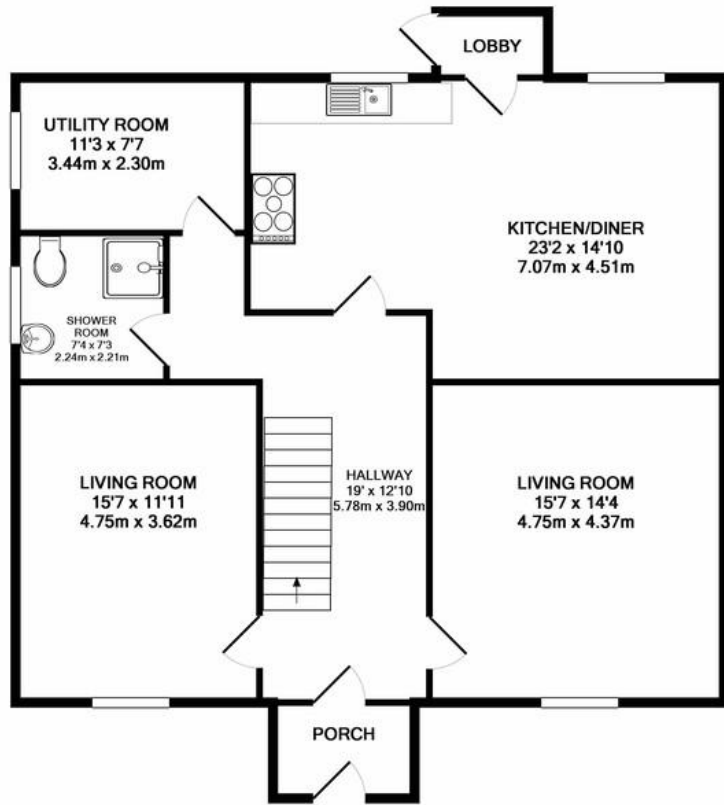
EPC
E 53

Deposits
Holding deposit £576.00
Total security deposit £2,884.00

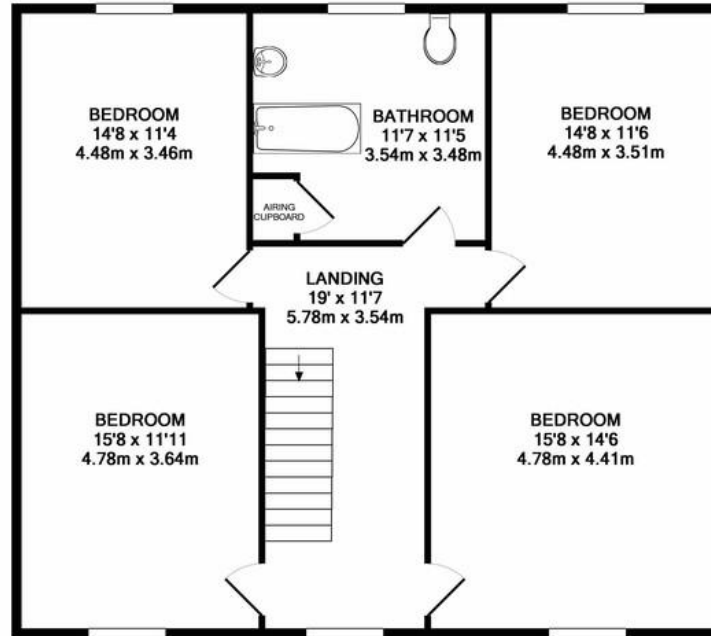
Pets
Considered, rent may vary

Connections
Broadband available (according to Openreach). Previous Tenant had Starlink fitted
Phone signal good (according to Ofcom)





GROUND FLOOR
APPROX. FLOOR
AREA 1097 SQ.FT.
(101.9 SQ.M.)

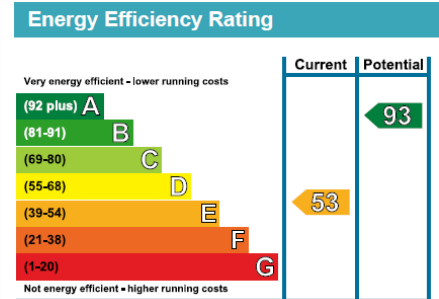


1ST FLOOR
APPROX. FLOOR
AREA 1048 SQ.FT.
(97.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 2145 SQ.FT. (199.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Directions
From Junction 3 of the M27 At junction 3 exit onto M271 (Southampton/The Docks). At first Roundabout take 2nd exit onto A35 (Fawley/A326/Lyndhurst/Totton), merge onto A35/Redbridge Causeway. At roundabout take 1st exit onto A326/Marchwood Bypass, continue to follow A326, straight on through 4 roundabouts. At next (5th) roundabout take 1st exit onto B3053/Fawley Road continue for approx. 4 mins, passing Fawley power station on left. Ower Farm House can be found on the left just after a sharp left hand bend.



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