



## STONE FARM HOUSE

Stanswood Road, Fawley, Southampton, Hampshire, SO45 1AB

TO LET

£5,500 PCM

BCM

# Stone Farm House

Stanswood Road, Fawley, Southampton, Hampshire, SO45 1AB

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

**An impressive 7 bedroom property set in a beautiful rural location, just a stones throw from the sea**

## THE PROPERTY

Stone Farm House is a welcoming grade II listed, detached property set in a beautiful rural location, just a stones throw from the sea. With spacious and bright internal living, complete with a family-friendly garden including a tennis court, this property makes a wonderful family home.

The property briefly comprises a modern and very bright, open plan kitchen dining room with access to the sunny patio. From the kitchen is a good-sized utility room and pantry. To the front of the property is the drawing room, dining room and an excellent play room or home office. The property also benefits from a handy store room, including a WC.

On the first floor are 4 excellent double bedrooms and the family bathroom which is complete with bath and separate shower. The master suite has triple aspect views and a spacious bathroom with plenty of storage. The second floor has three further double bedrooms and a bathroom.

Outside is a beautiful south facing, private garden mainly laid to lawn and with beautiful views. The sunny patio conveniently leads out through the French doors from the kitchen dining room. The garden is also complete with tennis court, cricket nets, outbuildings plus a garden barn studio. Off road parking

## ADDITIONAL INFORMATION

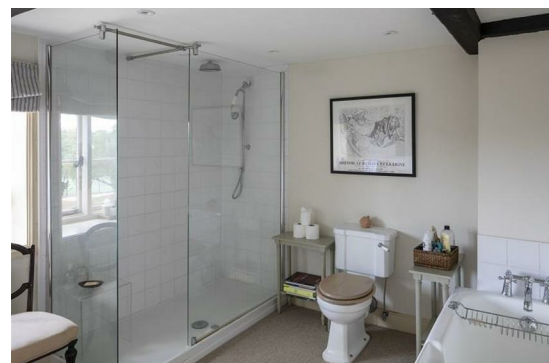
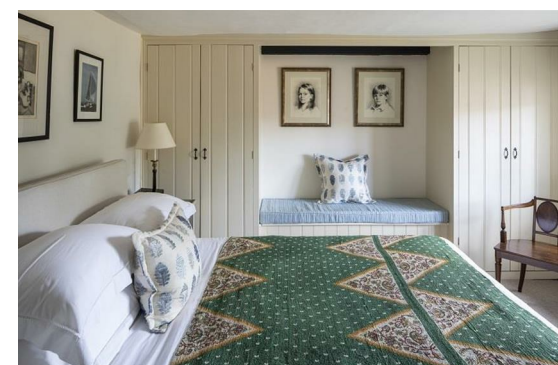
Services  
Water supplied from farm. Included in rent  
Private sewerage invoiced at approximately £162 every 6 months  
Mains electricity  
Standard broadband available according to Openreach. Previous occupants have used Starlink  
Mobile coverage good according to Ofcom

Local authority  
New Forest District Council, band G

EPC  
Exempt

Deposits  
Holding deposit £1,269  
Total security deposit £7,615

Directions  
From Southampton on the M27, head south on the A326. Continue following signs for Lepe. Pass through Langley along Lepe Road and turn left onto Stanswood Road. Follow the road round a slight bend to the left, a little further on is a turning on your right. Head south on this road and Stone Farm House will be in front of you.





## WINCHESTER

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