

## **Park Farm House**

**Redenham Park, Nr. Andover**

**Hampshire**

**SP11 9AQ**

**£2,650 pcm**



## DESCRIPTION

Park Farm House is a charming and spacious Grade II Listed thatched farmhouse with 4 bedrooms, 3 reception rooms, brick outbuildings and garaging on a picturesque private estate.

## LOCATION

Redenham Park is a private estate, a short distance from the picturesque village of Appleshaw in the heart of wonderful countryside. The property is 5 miles to the west of Andover, which offers fantastic links to London and the West Country. There is a range of shopping, educational and recreational facilities including a college of further education. Andover benefits from a mainline railway station which runs a direct line to London's Waterloo in just over an hour.

## ACCOMMODATION

From the parking area, steps lead down to:-

**Lobby** **8'10 x 4'6**

Plenty of space for coats and boots. Radiator. Door to:-

**Breakfast Room** **9'10 x 7'11**

French doors to rear garden. Radiator. Door to kitchen and door to:-

**Utility** **9'10 x 8**

Window to rear. Worktop with inset butler sink. Space and plumbing for washing machine. Space for tall fridge freezer. Space for tumble dryer. Radiator.

**Kitchen** **14'4 x 11'4**

Fitted with a modern range of base cupboards, drawer units and wall mounted cupboards. Wine rack. Worktop with inset stainless steel sink. Four ring hob with extractor hood over. Integrated oven and grill. Integrated fridge. Space for dishwasher. Watchman device for oil tank. Window overlooking the garden with window seat and additional window to side. Door to:-

**Sitting Room** **18'6 max x 14'7 max**

A beautiful, welcoming reception room with a wealth of character. Inglenook fireplace with fire grate. Telephone point. Fitted cupboard. Door to rear hall. Door to:-

**Inner Lobby**

Storage cupboard. Door to garden.

**Family Room** **14'9 x 12'0**

Exposed beam. Window to front. Door to:-

**Entrance Hall/Study**

**15'3 x 7'2**

Currently used as a study. Door to front. Blocked off staircase Radiator. Exposed beams. Window to front and side. Door to:-

**Bedroom 3** **11'1 x 9'11**

Window to side and rear. Radiator. Fitted wardrobe. Steps down to:-

**Bathroom 3**

**8'10 x 6'10**

A white suite of bath with mixer tap and shower cradle, WC, hand wash basin. Shaver point. Heated towel rail. Exposed beams. Window to rear. Door to:

**Rear Hall**

Stairs to first floor. Door to sitting room. Exposed beam. Door to:

**Bedroom 4** **9'5 x 8'0**

A single room at the rear of the property. Radiator. Window to rear.

**First Floor Landing**

Window to front. Doors to:-

**Bedroom 1**

**15'2 x 13'9**

A good size master bedroom with window to front. Radiator. Feature fireplace. Door to:-

**Ensuite Bathroom/Dressing Room** **16'5 x 1'0'4**

A large bathroom with window to front and side fitted with a modern white suite of bath, separate shower cubicle, WC and wash basin. Radiator. Fitted wardrobes. Airing cupboard. Tiled splashbacks, fully tiled walls in shower cubicle.

**Bedroom 2**

**15'7 x 12'1**

Another good sized bedroom with window to front and steps up to:

**Ensuite Bathroom**

**11'1 x 9'11**

A spacious ensuite fitted with bath, WC and wash basin. Window to side. Heated towel rail. Two fitted cupboards. Tiled splashbacks. Window seat.

## OUTSIDE

A beautiful garden planted with a range of established flowers and trees. A picket fence encloses the front garden and a gate provides access onto the lane which runs alongside the property and another onto the parking area. A pathway leads around either side of the property to a rear garden which is again well established and enclosed on all sides. There is a patio area off the breakfast room with steps up to the garden which is mainly laid to lawn. The tenancy includes two brick outbuildings and garaging.

## Services

Mains electricity and telephone. Private water and drainage supplied by the estate for £30 pcm. Oil fired central heating.

## Council Tax

Band TBC. Current Annual Rate £TBC

## Restrictions

No sharers or smokers. Pets considered.

## Tenancy

To be let unfurnished on an Assured Shorthold Tenancy (minimum term of 12 months, thereafter on a monthly basis).

## Directions

Postcode for satnav: SP11 9AQ

**From Salisbury** travel north east on the A343 until the junction with the A303. Take the first entrance (westbound) on to A303 and then take the next exit on to Weyhill Road (A324) following signs for Devizes.

**From Andover** travel west along the B3402 until the roundabout then join the A324 to Weyhill.

Pass through Weyhill and after c. 2.5 miles turn right into Home Farm Road (signposted for Redenham Estate). Shortly after the stud offices Park Farm House will be found on the left hand side with a gravel parking area on the left hand side, directly in front of the house.

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