

# Hellards



*At home in Preshaw*

# The Old Office, Lower Preshaw Lane,

UPHAM, HAMPSHIRE, SO32 1QF

## Asking Rent £ 2,000 PCM

- EPC Rating E
- Holding Deposit £461.53
- Deposit £2,307.65
- Council Tax Band F
- Located in the Meon Valley
- Finished to an Exacting Standard
- Open Plan Living Space
- Two Bedrooms
- Private Courtyard



A superb converted barn, located in the picturesque Meon Valley which is part of the South Downs National Park.







Set in a beautiful location, this superbly converted barn enjoys a naturally well lit open plan living space, with modern fitted kitchen and breakfast bar. There is a generous sized utility room with a door through to the shower room.

Upstairs the master bedroom has a vaulted ceiling and 'his and hers' built in wardrobes. The second bedroom also has a vaulted ceiling and built in storage. The luxury bathroom has a bath and separate shower cubicle. There is a courtyard garden at the front, with off road parking.

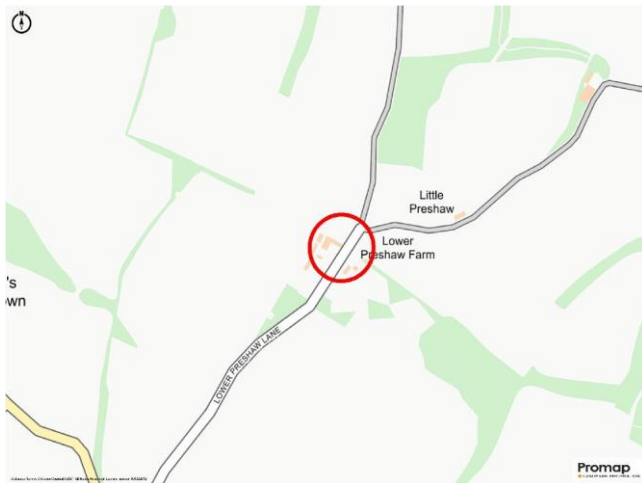
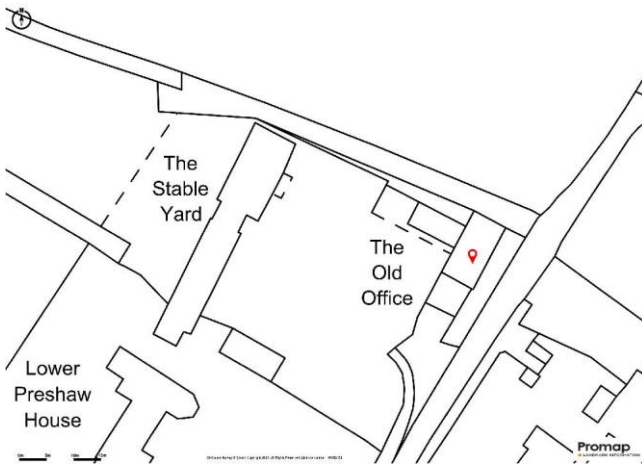
Superfast Broadband is available (Source: Ofcom). There is no mobile signal available from EE, Three, O2 and Vodafone (Source: Ofcom).

Situated on a private lane, approximately 5 miles from Bishops Waltham, which has a range of facilities including shops, restaurants and church. Upham is accessible to Winchester, Southampton and Petersfield, with excellent communications to London.

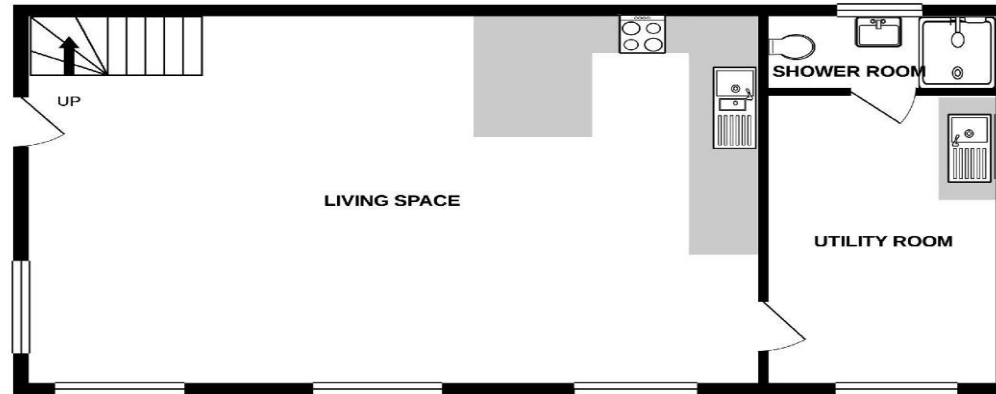


### DIRECTIONS

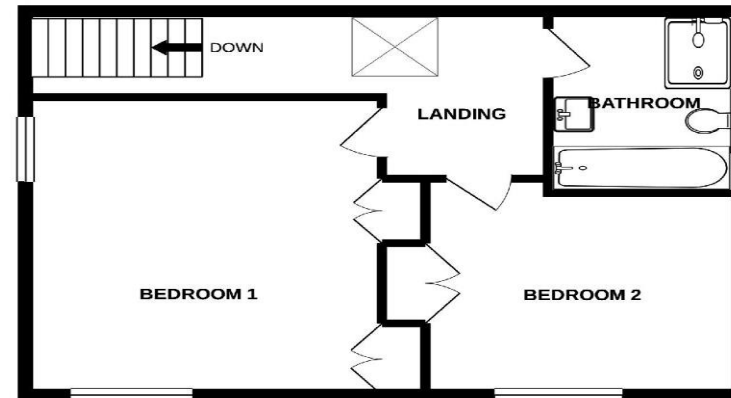
From our office in Broad Street, head down West Street turning left into Jacklyns Lane. Continue on this road through Cheriton. Turn right onto Petersfield Road and continue along, turning left at the crossroads towards Preshaw. Continue through Beauworth and along Salt Lane until the T Junction. Turn left towards Droxford and along Stake's Lane. Turn Left onto Lower Preshaw Lane and the property can be found on the left hand side.



**GROUND FLOOR**  
720 sq.ft. (66.9 sq.m.) approx.



**1ST FLOOR**  
530 sq.ft. (49.2 sq.m.) approx.



**TOTAL FLOOR AREA : 1250 sq.ft. (116.1 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92-100) <b>A</b>		(82-100) <b>A</b>	
(81-91) <b>B</b>		(61-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>	54	(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England, Scotland & Wales EU Directive 2002/91/EC		England, Scotland & Wales EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

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**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

