

# Hellards



*At home in Owslebury*

# South Longwood, Staggs Lane, Owslebury Bottom

WINCHESTER, , SO21 1LY

## Asking Rent £ 3,250 PCM

- EPC Rating D
- Holding Deposit £750.00
- Deposit £3750.00
- Council Tax Band F
- Detached Farmhouse
- Spacious and Versatile Accommodation
- Four Bedrooms
- Three Bathrooms
- Sitting Room
- Dining Hall
- Kitchen / Breakfast Room
- Snug and Utility Room
- Double Garage
- Countryside Views



A wonderful rural farmhouse located in the village of Owslebury,







Approached via a sweeping gravel drive, leading to the double garage, this property offers spacious and versatile accommodation along with beautiful rural vistas.

The front door leads to a dining hall, with doors through to the sitting room, and kitchen / breakfast room. The sitting room, with feature brick fireplace, is triple aspect which allows an abundance of light to flood in. The kitchen / breakfast room has a bay window to the front, with a country-style kitchen featuring an Aga and large peninsular worktop. There are double doors through to the sun room. There is a further door through to the back lobby, off which is the snug, with solid fuel stove, shower room, utility room and study.

Upstairs, there is a spacious landing with plenty of storage. The master bedroom has built in storage, and an en-suite bathroom. There are three further bedrooms, and a family bathroom with separate shower cubicle.

Outside, there is a useful double garage and gated driveway with parking for several vehicles. There is a good-sized area of lawn to the side and rear, which overlooks the surrounding fields. There is also a patio area off the sitting room.

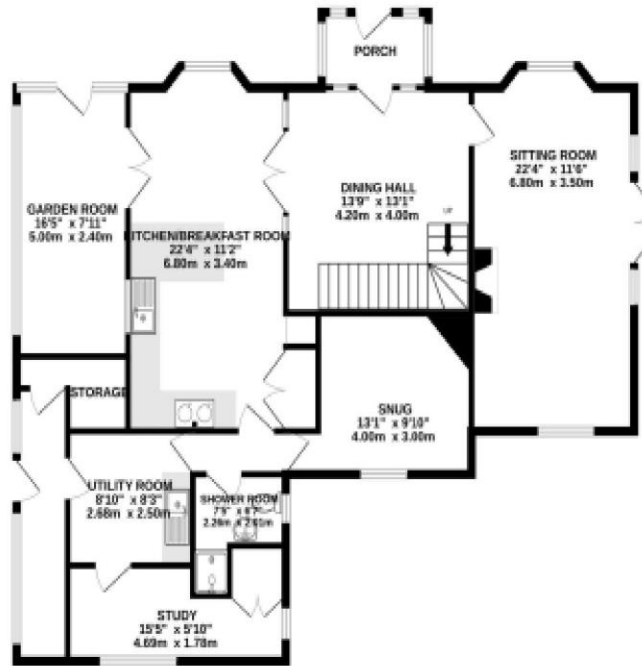
It should be noted that to the rear of the property, there is an airstrip which is occasionally used.

Standard Broadband is available (Source: Ofcom). There is an outdoor mobile signal with EE, Three, O2 and Vodafone.

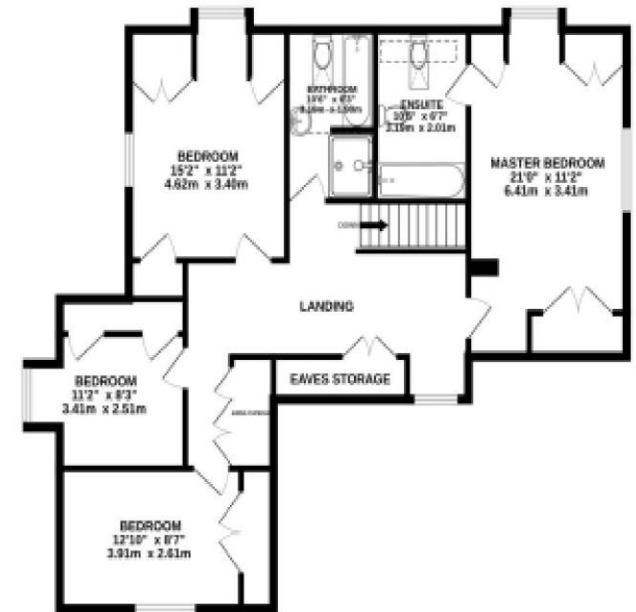




**GROUND FLOOR**  
1254 sq.ft. (116.5 sq.m.) approx.



**1ST FLOOR**  
999 sq.ft. (92.6 sq.m.) approx.



**TOTAL FLOOR AREA : 2254 sq.ft. (209.4 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>		(92-100) <b>A</b>	
(81-91) <b>B</b>		(81-91) <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>		(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	
	<b>75</b>		
	<b>60</b>		

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.

