MILL HOUSE

Greatbridge Road, Romsey, Hampshire, SO51 0HP

TO LET

£3,750 PCM

BCM Wilson Hill

Mill House

Greatbridge Road, Romsey, Hampshire, SO51 0HP

The Mill House is an impressive six bedroom detached Victorian property set in 2 acres of mature gardens on the bank of the River Test with period features throughout.

THE PROPERTY

The Mill House is an impressive detached Victorian property set in 2 acres of mature gardens on the bank of the River Test. The property benefits from three reception rooms, six double bedrooms and period features throughout.

The downstairs of the property has been newly carpeted throughout and comprises a large sitting room, drawing room and a separate dining room all with open fires. The spacious kitchen/breakfast room, including an Aga, has lovely views over the orchard and garden. Beyond the kitchen are a boot room, larder and utility room offering plenty of storage. Additionally, the property includes a further utility room, a room fitted with secure storage, a boiler room as well as access to the wine cellar.

Upstairs, the property can be divided into two separate living areas. The master suite consists of a large double bedroom, dressing room and en suite. There are three further double bedrooms, a family bathroom and a separate shower room. The further end of the house can be used as a self-contained flat including a bedroom, sitting room, bathroom and kitchen. There are stairs leading up to three attic rooms on the second floor which provide extensive storage.

Outside, there is a patio area with electric awning, an orchard as well as a tributary of the River Test. The river runs to the Trout Farm which is adjacent to the property. The property additionally benefits from plenty of outside storage and garages.

ADDITIONAL INFORMATION

Services
Oil fired central heating
Mains electricity
Mains water supplied to the property via the Estate's supply.
Monthly water and sewerage charge £50.00
Gardening - the Landlord will maintain the lawns, hedges and clear leaves in the Autumn.
FTTC Broadband available, according to Openreach
Mobile coverage good outdoors; variable in-home, according to Ofcom

EPC
E46

Local Authority
Test Valley Borough Council, band G

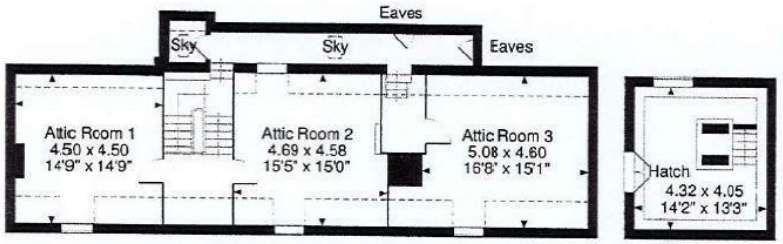
Pets
Considered

Deposit
Holding Deposit: £865
Total Deposit: £4,326

Mill House, The Island

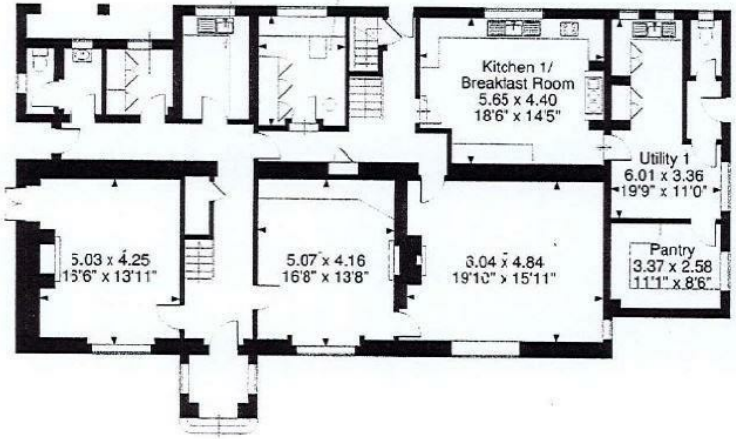
Gross internal area (approx.)
488 sq m (5262 sq ft)

For identification purpose only. Not to scale.
© ehouse. Drawing ref. dig/8143764/BSV
Denotes restricted head height

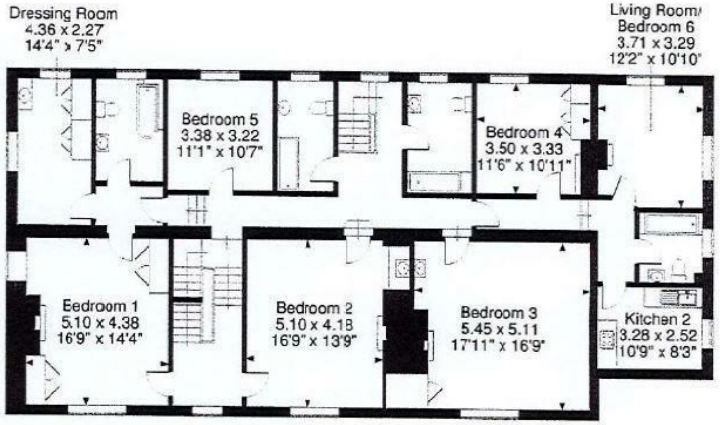


Second Floor

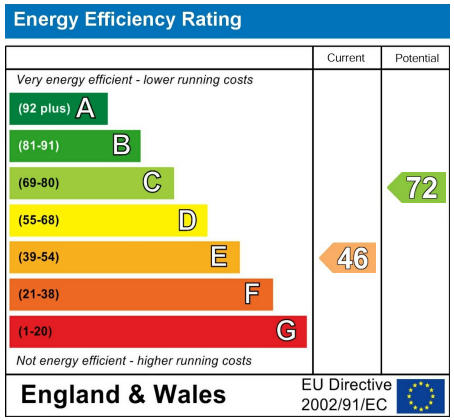
Cellar



Ground Floor



First Floor



IMPORTANT NOTICE

BCM Wilson Hill for themselves and the Landlord give notice that:

1: These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract, and must not be relied upon as statements or representations of fact

2: Applicants must rely on their own enquiries by inspection or otherwise on all matters

3: The information in these particulars is given without responsibility on the part of BCM Wilson Hill or their clients. Neither BCM Wilson Hill nor their employees have any authority to make or give any representations or warranties in relation to this property

4: Any areas, measurements or distances referred to are given as a guide only and are not precise. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are include in the let nor with regards to parts of the property which have not been photographed

5:Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order- nor have BCM Wilson Hill tested them

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