UPPER WOODCOTT BARNS

Upper Woodcott, Whitchurch, Hampshire, RG28 7PY

TO LET

£6,250 PCM

BCM Wilson Hill

Upper Woodcott Barns

Upper Woodcott, Whitchurch, Hampshire, RG28 7PY

A stunning, 5-bedroom barn conversion with ancillary accommodation, enjoying a beautiful rural location with far reaching views. The property is presented in exceptional condition throughout. In all over 6,500 square feet/ 610 square metres.

THE PROPERTY

Upper Woodcott Barns is a beautiful barn conversion finished to an exceptionally high standard and providing spacious and versatile accommodation. The exterior is clad in wood with a clay tiled roof and combines a wealth of period features with modern fixtures and fittings. Outbuildings include the Stables a generous 1,904 square feet which has been converted to allow the option of ancillary accommodation, home office or entertaining space in mind. The Stable Building has an open plan living space on the ground floor and first floor with kitchen or shower room.

Entering through the large glass front door into the magnificent living room, which is a large and bright room with full height vaulted ceilings, large wood burning stove, exposed beams and bi-fold doors opening onto the terrace with views beyond. The kitchen/breakfast and family room is another wonderful room, featuring the bespoke fitted kitchen with granite worktops and electric range oven, ample space for a large dining table and informal living room. Door through into the utility room and downstairs WC.

The master bedroom suite is a superb room, again with vaulted ceilings and exposed timbers, dressing room and a large en suite bath and shower room. All the other bedrooms are all generous double bedrooms with en suite shower or bath. There is a useful and accessible storeroom alongside bedroom 4, as well as a small office space accessed from outside.

Outside, the property has a large gravel courtyard area behind the barn, with ample parking. Flanked with a wall to one side and a traditional farm building to the other this is a very private space. Opposite the Stables is a triple car port, double garage and electric charging point.

The garden, which is south facing and enjoys far reaching rural views, is laid to lawn with a terrace area accessed from the living room and kitchen, ideal for outdoor entertaining. Electric points around the building to enable robotic lawn mowers for easy maintenance.

Upper Woodcott Barns is located on a private country estate in Woodcott, a small hamlet nestled in the countryside around the town of Whitchurch. Although the setting is very peaceful and in open countryside, it is highly convenient with the A34 nearby, as well as a mainline railway station to London Waterloo from Whitchurch, which is only 5.5 miles away. There are more comprehensive shopping, cultural and leisure facilities in Andover and Newbury. Schooling in the area is excellent, with Farleigh School at Red Rice and Cheam near Newbury both within easy reach.

ADDITIONAL INFORMATION

Services
Private drainage - estimated annual cost of £250 + VAT, invoice by the Landlord
Oil fired heating.
Mains water and electricity
FFTP Full Fibre broadband available (Openreach)
Good outdoor mobile phone coverage, variable indoors (Ofcom)

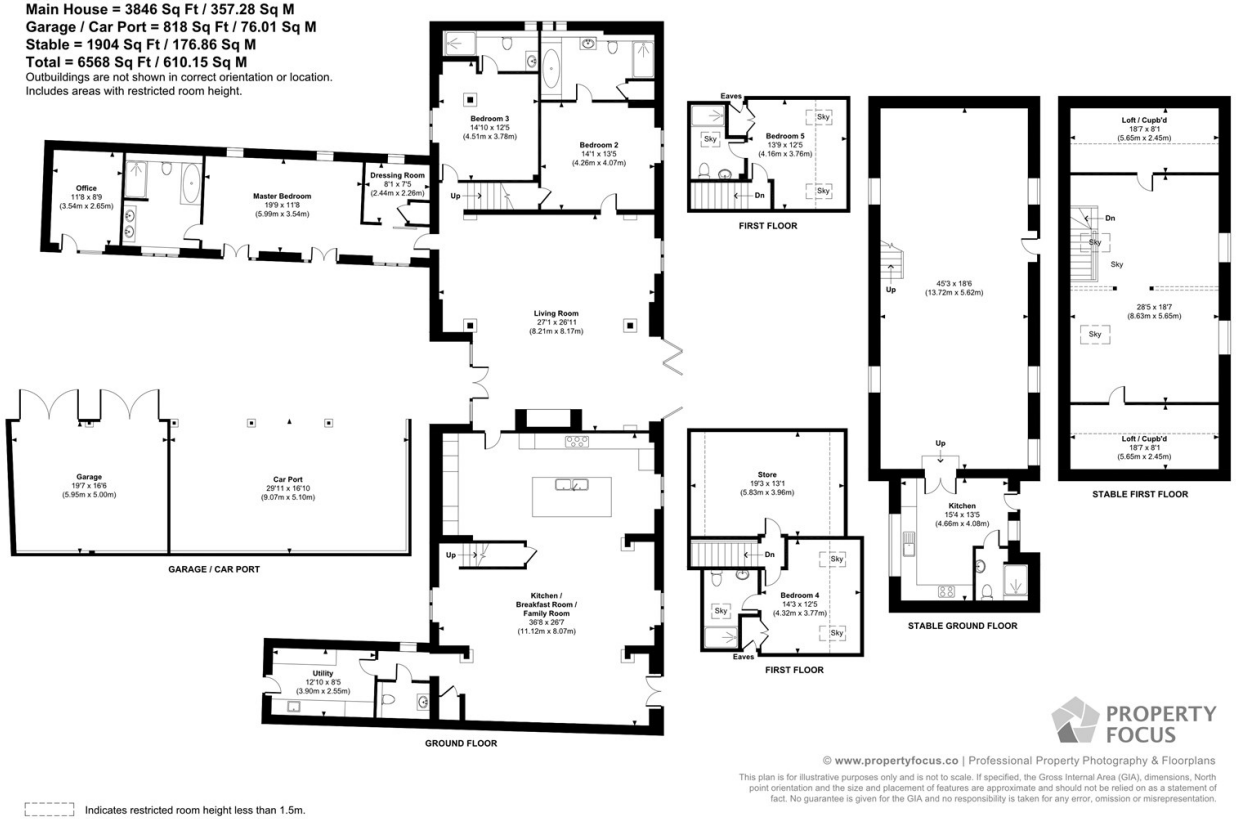
EPC
C73

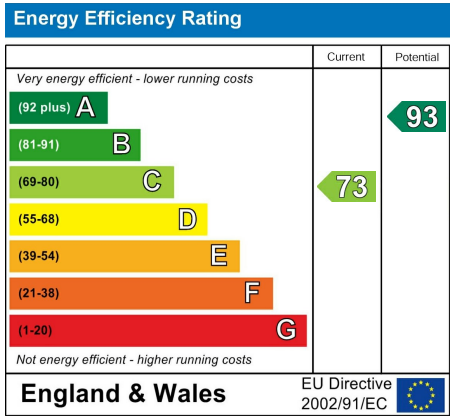
Local Authority
Basingstoke and Deane Borough Council, band G

Deposit
Holding deposit: £1,442
Total deposit: £8,653

Upper Woodcott Barns

Approximate Gross Internal Area
Main House = 3846 Sq Ft / 357.28 Sq M
Garage / Car Port = 818 Sq Ft / 76.01 Sq M
Stable = 1904 Sq Ft / 176.86 Sq M
Total = 6568 Sq Ft / 610.15 Sq M
Outbuildings are not shown in correct orientation or location.
Includes areas with restricted room height.





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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