



Bent Farm House

Bent Farm Lane | Hambledon | Hampshire | PO7 4QP

FINE & COUNTRY

Bent Farm House

£1,200,000 | Freehold

Bent Farm House is one not to be missed. It is not only a semi-rural family home in a desirable location, it also has versatile accommodation with a detached annexe, four stables and private grounds including the formal gardens extending to almost 3.45 acres. The farmhouse itself has been extended on the ground floor and provides 1862 sq ft of living space with a separate sitting room, hallway, cloakroom, open plan family room leading to dining area and kitchen with a separate utility room, on the first floor are three bedrooms, a shower room and family bathroom. The annexe provides a further 772 sq ft of living space with an 18' kitchen/dining room, shower room and sitting room on the ground floor and a bedroom on the first floor. The house is reached via a private gated entrance and shingle driveway with ample parking facilities and gardens extending approximately 0.48 of an acre this leads to three further parcels of land with 2.96 acres of grazing land, four stables, a store room and tack room/workshop and the total land size extends to 3.45 acres. The property and surround area is excellent for equestrian lovers and is within close proximity of riding opportunities at Hundred Acre woods and Creech Woods via quiet lanes and the disused railway line up to Soberton, there are highly regarded local public houses as well as being within 2 miles of Denmead village with its local shops, vets, surgery and schools, it is also within 1½ miles of the historical and prestigious village of Hambledon (within the South Downs National Park).

ENTRANCE: Bent Lane is a typical single track country lane with passing places.

BENT FARM HOUSE: Shingle driveway leading to gated entrance.

ENTRANCE: Pedestrian gate and twin wooden gates with brick pillars leading to large shingle driveway with flowering borders to one side and high hedge to the other, to right is a lawned garden

enclosed by a mature hedge with hidden plinth and Calor gas cylinder and underground cesspit tank, central to the lawn is a mature tree and dividing party brick retaining wall with adjacent property, to the left hand side of the property is twin arched topped gateway providing further vehicular access to the rear garden with pillared entrance, wood fender borders and shingle pathway with steps leading up to a raised shingled area with steps leading down to garden. Main front door leading to porch and further steps with twin doors leading to sitting room.

PORCH: Double glazed windows to front and side aspect, tiled flooring, radiator with cover over, internal sash window and door leading to:

HALLWAY: Wood laminate flooring, balustrade staircase rising to first floor with understairs storage cupboard, roll top radiator, ceiling spotlights, low level cupboard housing electric consumer box.

CLOAKROOM: Frosted double glazed window to rear aspect, w.c., wall mounted wash hand basin with chrome furniture and mixer tap, tiled flooring.

SITTING ROOM: 15'0" x 12'1" Central chimney breast with wood surround fireplace with cast iron arched inlay and marble hearth, wood laminate flooring, matching double windows to side and front aspects overlooking garden with radiators under, panelled door, ceiling spotlights.

OPEN PLAN FAMILY ROOM INC. KITCHEN & DINING ROOM:

FAMILY ROOM: 16'6" x 12'0" Twin double glazed doors leading to front terrace overlooking garden with double glazed window to one side, stripped and varnished floor boards, ceiling spotlights, radiator with cover over, dimmer switch, central brick surround fireplace with multi-fuel burner and slate hearth, square opening leading to:







KITCHEN / DINING ROOM: 23'8" x 25'4" decreasing to 16'3" at narrowest point.

Wooden flooring, door to hallway, dimmer switch, ceiling spotlights. L shaped breakfast bar peninsular style divide with wood block work surface leading to kitchen, matching wooden flooring, range of wall and floor units with wood block work surface, inset 2½ bowl Villeroy and Bosch butler style sink with mixer tap, integrated dishwasher with matching door, range of pan drawers, over unit lighting, recessed chimney breast with space for Rangemaster free standing cooker with drawers to one side and cupboards to the other, inset lighting over, ceramic tiled splashback, tall larder style cupboard with range of shelving, space for American style fridge/freezer, glazed panelled door leading to utility/boot room.

DINING ROOM: Lantern light double glazed roof, twin double glazed doors with full height windows to either side and side aspect overlooking garden and paddock beyond, matching flooring, controls for underfloor heating.

UTILITY/BOOT ROOM: 7'6" x 6'2" Wood flooring, ceiling spotlights, cloaks hanging area, range of shelving, wall mounted Worcester boiler supplying domestic hot water and central heating (not tested), space and plumbing for washing machine, door with cat flap leading to rear garden.

FIRST FLOOR: Landing with balustrade, double glazed windows to rear aspect with far reaching views towards paddocks and fields, roll top radiator, arched opening leading to inner landing with access to loft space, ceiling spotlights, doors to primary rooms.

BEDROOM 1: 15'1" x 12'1" Double glazed window to side aspect with radiator under, double glazed windows to front overlooking garden with far reaching views to farm and woodland beyond, radiator, panelled door, ceiling spotlights.

SHOWER ROOM: Corner shower cubicle with curved panelled door, ceiling spotlights, extractor fan, ceramic tiled flooring and tiled to two walls, double glazed window to front aspect, close coupled w.c., wash hand basin with mixer tap and cupboards under, chrome heated towel rail.

BEDROOM 2: 17'1" max x 8'0" Double glazed window to rear aspect overlooking garden with far reaching views over paddocks towards woodland beyond with radiator under, panelled door, built-in double doored storage cupboard housing hot water cylinder with shelving and cupboard over.





FAMILY BATHROOM: 8'3" x 7'8" Fully ceramic tiled to floor and walls, white suite comprising: P shaped panelled bath with mixer tap, separate shower over with curved shower screen, vanity unit with oval wash hand basin and cupboard under, mirror fronted medicine cabinet with pelmet lighting over, low level w.c., large mirror with spotlights over, double glazed window to front aspect overlooking garden, tall chrome heated towel rail.

BEDROOM 3: 12'1" x 8'10" Double glazed window to front aspect overlooking garden with far reaching views over farmland to woodland beyond, radiator, cast iron grate.

OUTSIDE: To the rear of the utility/boot is a covered area and former coal bunker/storage area, paved patio area leading onto lawned garden, to the left hand side is a large shingled area with twin gates providing access to the driveway, high fence and gate providing pedestrian access to the annexe, stable style gate and fencing leading to stables and lawned primary garden.

ANNEXE: From the front, accessible from the shingle driveway is a main front door with frosted glazed panel and double glazed window to one side leading directly into a matted area with step to varnished wood flooring and open plan kitchen/dining room.

KITCHEN/ DINING ROOM: 18'3" x 10'4" Wood flooring, balustrade staircase rising to first floor with understairs storage cupboard, radiator, range of matching wall and floor units, range of drawer units, tiled splashback, inset electric hob with oven under and extractor hood, fan and light over, 1½ bowl sink unit with mixer tap and cupboards under, integrated fridge with matching door, one cupboard housing boiler supplying domestic hot water and central heating to annexe only (not tested), twin double glazed doors leading to rear courtyard style garden, second radiator, square opening leading to living room.

SHOWER ROOM: Shower area with glazed screen and drench style hood and separate shower attachment with drying area to one end, close coupled w.c., vanity plinth with oval wash hand basin and drawer and shelving under, tiled splashback, frosted double glazed window to rear aspect, tiled flooring, electric heated towel rail, extractor fan, ceiling spotlights.

SITTING ROOM: 13'3" x 10'3" Matching varnished wood flooring, double glazed window to front aspect overlooking driveway with radiator under, ceiling spotlights and coving.

FIRST FLOOR: Open plan layout.

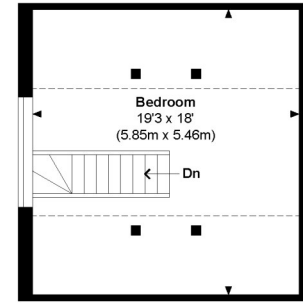
BEDROOM: 19'3" x 18'0" Eaves to side ceilings restricting headroom, maximum ceiling height 8'4", double glazed window to front aspect with views over driveway, farmland and woodland beyond, painted black beams with extensive storage into eaves.

OUTSIDE: Directly to the rear is a lawned garden with mature trees and shrubs enclosed by fence panelling on one side with paddock fencing and stabling to the other, central wooden step and arched opening leading to further lawned area enclosed by hedge and trellis fencing, to the rear of the

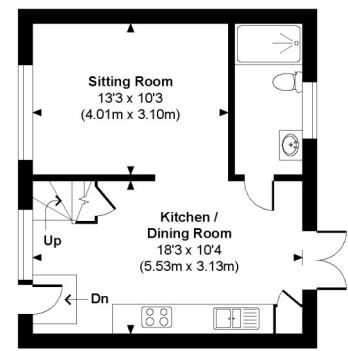


--- Indicates restricted room height less than 1.5m.

Bent Farm House
 Approximate Gross Internal Area
 Main House = 1862 Sq Ft / 172.96 Sq M
 Annexe = 772 Sq Ft / 67.11 Sq M
 Outbuilding = 776 Sq Ft / 72.09 Sq M
 Total = 3360 Sq Ft / 312.16 Sq M
 Outbuildings are not shown in correct orientation or location.
 Includes areas with Restricted room height.



ANNEXE FIRST FLOOR



ANNEXE GROUND FLOOR



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 This plan is for illustrative purposes only and is not to scale. If specified, the Gross Internal Area (GIA), dimensions, North point orientation and the size and placement of features are approximate and should not be relied on as a statement of fact. No guarantee is given for the GIA and no responsibility is taken for any error, omission or misrepresentation.

primary garden is a large patio area and mature tree, to the left hand side is range of stabling. Opening via a small pedestrian gate is access to a gated lane coming off Bent Road which provides access through gated entrances onto paddocks, stable style fencing and gateways providing access to paddocks with water supply.

PADDOCKS: Three paddocks measuring approximately 2.96 acres (inc. grass school field usage) & gardens of 0.486 acres measuring approximately 3.45 acres in total. Further parking (for Horsebox) accessible for the field gate off the lane.

STABLING: Concrete apron.

STABLE 1: 11'7" x 11'4" Stable doors

STABLE 2: 11'7" x 11'4" Stable doors

STABLE 3: 11'7" x 11'4" Stable doors

STABLE 4 / TACK ROOM: 11'10" x 11'4" Stable doors

STORE / WORKSHOP: 17'7" x 11'4" Stable doors

STORE: 6'6" x 6'1" Open fronted

TO FIND THE PROPERTY: From Southwick continue along the B2177 in a westerly direction bear right into Fareham Road continuing into Shoot Hill, take the first road on the right into Fareham Road, bear left just after the Chairmakers Public House into Ervills continue over the junction with Broad Lane into Fareham Road, take the next left into Bent Lane where Bent Farm House can be found a short distance along on the right hand side just after the bend on the right.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Registered in England and Wales. Company Reg. No. 6792128. Registered Office: Parish Properties Ltd, 24 Park Road South, Havant, Hampshire, PO9 1HB, copyright © 2021 Fine & Country Ltd.





AGENTS NOTES:

Council Tax Band G Winchester City Council

Broadband – ADSL/FTTC

[Fibre Checker \(openreach.com\)](http://openreach.com)

Flood Risk – Refer to -

[\(GOV.UK \(check-long-term-flood-risk.service.gov.uk\)\)](http://GOV.UK (check-long-term-flood-risk.service.gov.uk))

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		61
(39-54) E		
(21-38) F	33	
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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