



Cutlers Farm House

NEWLANDS LANE | DENMEAD | WATERLOOVILLE | PO7 6TN

Wilson | Hill

3 Bedrooms | Bathroom | Shower Room | Sitting Room | Study | Reception Hall | Large Kitchen/Dining/Garden Room | Utility Room | Parking | Gardens of about 0.5 acres (0.22ha)
Denmead 2.1 miles, Waterlooville 2.5 miles, Petersfield 13.6 miles, Chichester 15.4 miles, London 70 miles



| Location

The house lies out in open countryside to the north of Portsdown Hill and is one of two houses formed out of a period farm yard. The nearest day to day facilities are available a couple of miles away in Denmead and for a more comprehensive range of shopping, sport and leisure facilities including Waitrose, Waterlooville is just over two miles away to the east where there is an M&S Food Hall. Both the South Coast and The Downs are a short drive away and the larger regional centres of Portsmouth, Chichester, Winchester and Guildford are all within reasonable driving distance. Access to the London to Portsmouth railway line can be found at Havant, Rowlands Castle or Petersfield. There are lots of good walks in the area including a footpath adjacent to the property giving direct access onto open countryside.



| The Property

Cutlers Farm House is a detached period farmhouse dating we believe from the 17th century with more recent additions. It was completely refurbished by our clients about 10 years ago and offers surprisingly spacious and flexible accommodation. Of particular note is the good size main sitting room with inglenook fireplace, the large hall and lovely big kitchen/dining/garden room.

On the first floor there are two bedrooms serviced by a family bathroom and then on the ground floor a further bedroom with adjacent shower room. If four bedrooms are required, you could also use the study as a bedroom. For a cottage of this age, the accommodation is surprisingly spacious and bright, and it is one that needs to be viewed to be truly appreciated.



| Outside

Adjacent to the house is a good sized parking area with space for a few cars. At the front of the house there is an area of terracing and beyond this an open area of lawn and this is where the private drainage is located. To the rear of the kitchen there is a good sized terrace leading round to the side of the house as well and steps lead up to further areas of lawn. To the rear of the terrace there are open areas of lawn and at the rear, on agricultural land, an area of hard standing. The grounds total about 0.5 acres in all.



Directions to PO7 6TN

Follow the A3 south from Petersfield, go through the cutting past the Queen Elizabeth Country Park and on for about 5.5 miles and then take the junction signed to Waterlooville and follow the road into the centre of the town, going straight over the first roundabout and at the second roundabout in the centre take the first turning on the left onto the A3 signed Portsmouth and Purbrook. Go along to the next roundabout and here take the third turning on the right signed to Denmead. Proceed along to the next roundabout and go straight on again towards Denmead and then follow the road along for 0.6 miles and turn left signed Furzeley Corner. Go along this lane for 0.5 miles where you come to a T junction and here turn left signed to Purbrook. Follow this lane along for 0.4 miles where you will see the cottage on the left hand side sharing the access with the barn.

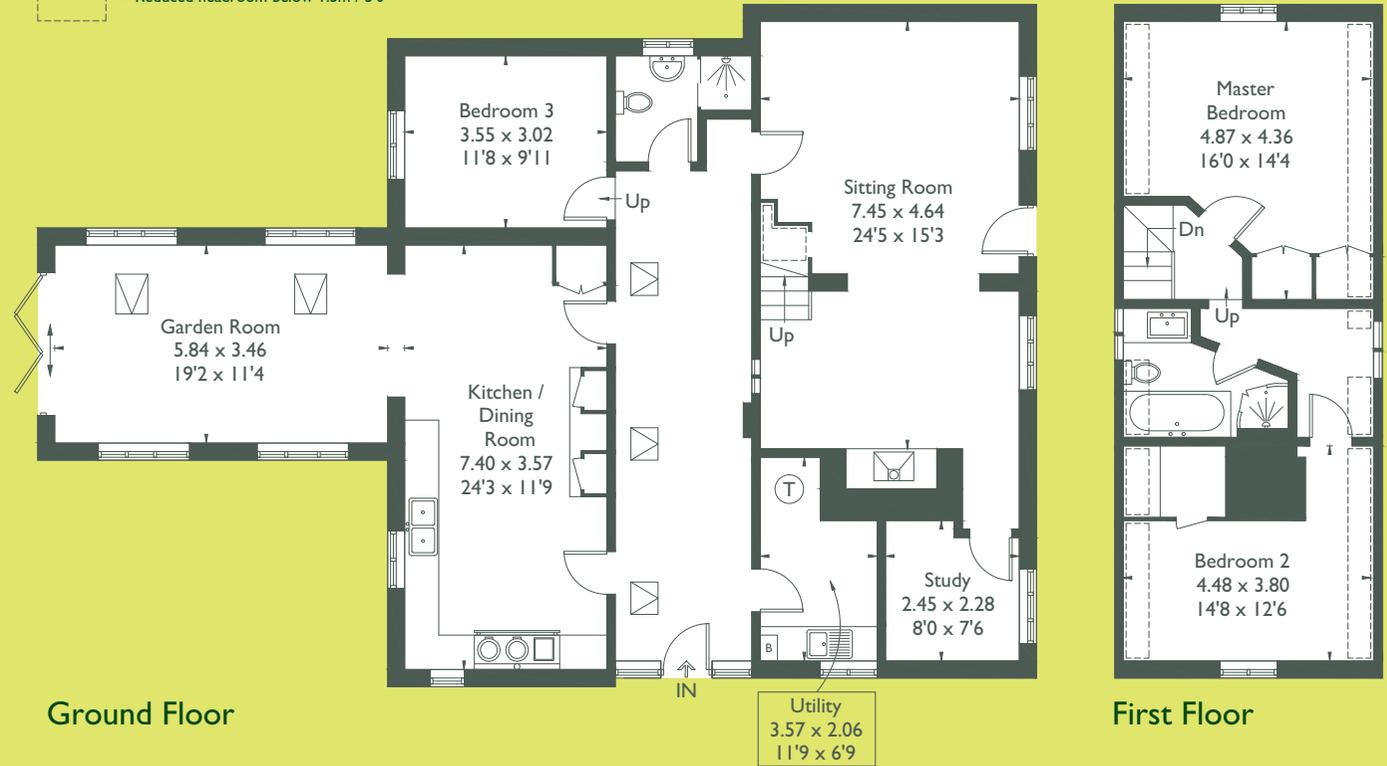


Viewing strictly by appointment

Approximate Gross Internal Area = 188.1 sq m / 2025 sq ft



 = Reduced headroom below 1.5m / 5'0



FLOORPLANZ © 2018 0203 9056099 Ref: 223122

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

Services: Mains water and electricity, private drainage, oil fired boiler providing hot water and central heating via radiators. Oil fired four oven Aga.

Local Authority: Winchester City Council, www.winchester.gov.uk, 01962 840 222

Council Tax: Band E. **EPC:** E47.

Wilson Hill have not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Maps and plans shown as a guide only.

Details and photographs dated November 2018 and April 2020.

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