



**UP SOMBORNE, STOCKBRIDGE, SO20**

£5,000 per month\*

**Carter Jonas**

# UP SOMBORNE, STOCKBRIDGE, HAMPSHIRE, SO20 6QX

- 5 Bedrooms
- 4 Reception rooms
- 3 Bathrooms
- Unfurnished
- Detached house
- Double garage
- Swimming pool

## THE PROPERTY

The beautiful farmhouse is accessed via a private gravel drive, there is a double carport, parking for a number of cars and further outbuildings consisting of stables, store room, pool shed and staddle barn and a further single garage.

The house has been sympathetically refurbished and redecorated throughout. The main entrance leads into a wide reception hall with stone floors and wood burning stove. The eat in kitchen is immediately off the hall as well as the dining room, drawing room and family room too. Beyond the well equipped kitchen lies the back hall leading to the utility room, boot room and study, there is also a downstairs w.c at the foot of the main stairs.

Upstairs there is a wonderfully light, bright and open landing leading to the master bedroom with ensuite bathroom and three further double bedrooms and the family bathroom with bath tub and separate shower. The rear double bedroom benefits from an ensuite shower room and there is a further single bedroom with beautiful original 13th century feature window.

Beneath the one bedroom annexe is a good sized games room with double doors to the garden and to the front a large tool shed. The annexe benefits from having a kitchen/living/dining room a double bedroom with built in wardrobes and a bathroom with white suite and shower over the bath.

## OUTSIDE

The enclosed gardens are mostly laid to lawn with well established flower borders, shrubs and fruit trees, there is a terrace to the front of the house and a swimming pool on the east of the garden.

A picturesque Grade II listed five bedroom house and one bedroom annexe with stunning views across Hampshire farmland. Within easy reach of Winchester and the mainline rail station to London Waterloo and the market town of Stockbridge.



## Energy Efficiency Rating

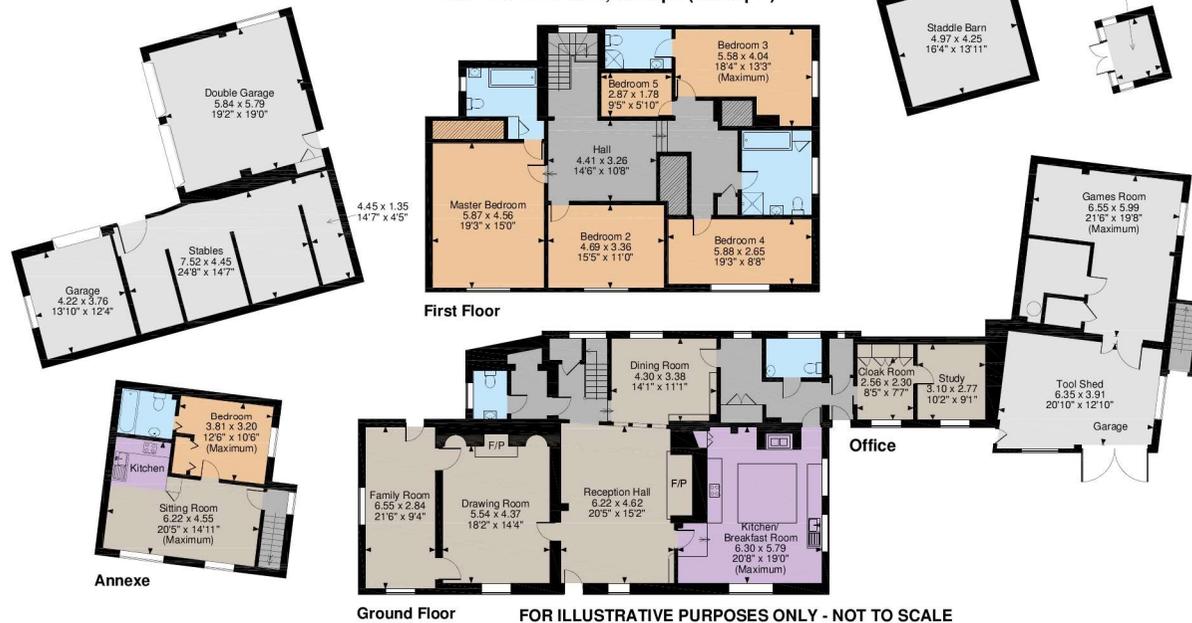
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>73</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>50</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	<b>EU Directive</b>	

## ADDITIONAL INFORMATION

Offers	Available for a minimum term of 12 months longer terms will be considered
Viewing	Strictly by appointment
Local Authority	Winchester City Council - Council Tax Band G
Directions	Holding deposit 1 week's rent = £1153 Deposit equivalent to 6 weeks' rent @ £5000pcm = £6923



**Rookley Farmhouse, Up Somborne, Stockbridge**  
**Main House internal area 3,628 sq ft (337 sq m)**  
**Garages & Games Room internal area 1,274 sq ft (119 sq m)**  
**Annexe internal area 474 sq ft (44 sq m)**  
**Stables internal area 435 sq ft (40 sq m)**  
**Staddle Barn internal area 227 sq ft (21 sq m)**  
**Pool Shed internal area 49 sq ft (5 sq m)**  
**Total internal area 6,087 sq ft (566 sq m)**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**  
 The position & size of doors, windows, appliances and other features are approximate only.  
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 \*Administration fees may apply depending on tenancy type. Please contact your local branch for this information.

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