Old Mill Lane, Lovedean

**Price Guide £750,000**

Williams of Petersfield

INDEPENDENT ESTATE AGENTS

# Old Mill Lane, Lovedean, PO8 0SW

Escape to your very own secluded oasis with this enchanting farmhouse, carefully tucked away on Old Mill Lane, Lovedean. This hidden gem, a true haven of rural living waiting to capture new memories. It's not until you venture down the steps into the property that you appreciate the captivating dwelling.

The kitchen effortlessly blends timeless elegance with a touch of modern farmhouse. Bathed in natural light streaming through the skylights and in through the convenient door into the wonderful garden.

The layout of the property is quirky and offers the convenience of separate living space to bedrooms. You'll find three downstairs bedrooms, each boasting unique character and delightful views. Continuing your journey, you'll encounter a WC and a bathroom with a distinctive sunken bath. The main bedroom is a sanctuary in itself, adorned with gorgeous French doors that open up to your very own private courtyard—an intimate oasis to call your own.

Back through the kitchen, the sitting room awaits. The living room exudes comfort, with its stunning brickwork and a cosy log burner, providing warmth and ambiance on cooler evenings. Slide open the doors and step into the tranquil garden that wraps around the property, offering various areas to suit your every mood.

Ascend the stairs to unveil a generously proportioned family room, ready to be discovered. This versatile space presents endless possibilities, whether it's hosting guests, pursuing hobbies, or simply unwinding in a serene environment. Step out onto the balcony and reveal in the breath-taking panoramic views of the picturesque downs.

With ample storage cupboards / stores throughout the property, you'll never have to worry about running out of space. This is the ultimate rural living experience, a world of its own, waiting to be discovered. Don't miss the chance to view this extraordinary property.

EPC - E
Council Tax - C

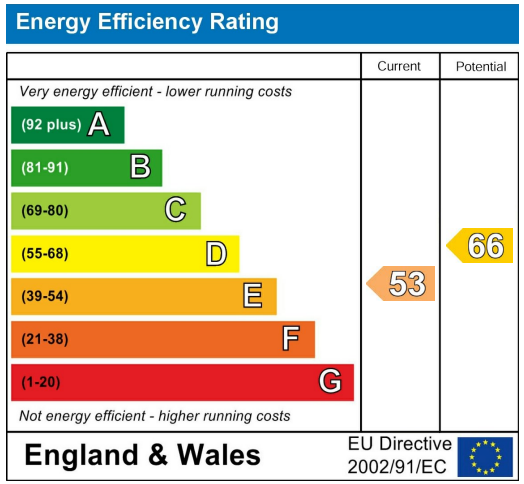
**Location - Lovedean**
The house sits out in open countryside between Hambledon and Catherington and lies about 0.8 miles south of the Bat and Ball Inn and the cricket ground on Broadhalfpenny Down. The villages of Hambledon, Clanfield and Catherington are a short drive away and have great facilities and primary schools. The market town of Petersfield is 8.6 miles away which has a comprehensive selection of shops (including two supermarkets), leisure facilities and a mainline train station with services to London Waterloo in just over an hour. There are a good selection of both state and private schools to choose from. Winchester, Guildford and Chichester are all within reasonable driving distance. The A3 is less than a 10 minute drive from the property and provides easy access to the Solent and the South Coast. The house sits within the South Downs National Park which is popular for riding, cycling and walking, with Monarchs Way located near the house and The South Downs Way just a few miles to the north near the quaint village of East Meon.

**Local Authority - Winchester**
Winchester City Council
City Offices
Colebrook Street
Winchester
SO23 9LY

01962 840222

**Additional Information**
All main services

**Agent Note**
Please discuss tenure status with agent.
Postcode: PO8 0SW



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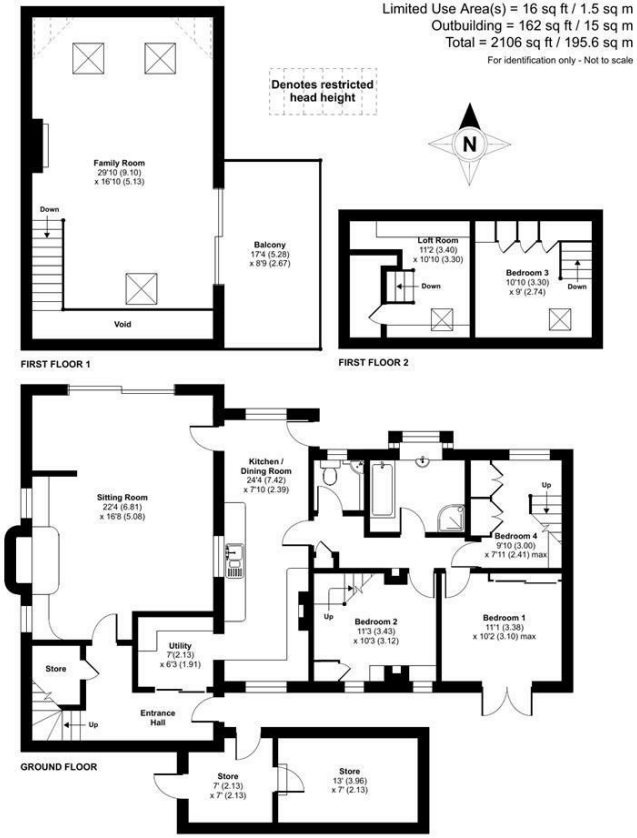
## The Shieling, Old Mill Lane, Lovedean, Waterlooville, PO8

Approximate Area = 1928 sq ft / 179.1 sq m
Limited Use Area(s) = 16 sq ft / 1.5 sq m
Outbuilding = 162 sq ft / 15 sq m
Total = 2106 sq ft / 195.6 sq m
For identification only - Not to scale




Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2023. Produced for Williams of Petersfield. REF: 993606

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