

Giles Wheeler-Bennett

CHARTERED SURVEYORS, LAND & PROPERTY AGENTS

DURLEY

COMMON FARM HOUSE, DURLEY HALL LANE SO32 2AN

Between Fair Oak and Bishops Waltham

Approx. 0.11 acres (0.04 ha)



A detached 3 bedroom house (1,467ft²) positioned in a quiet part of the Durley Countryside. Offered with a small garden including patio and pond. Benefitting from a shared right of way.

PRICE GUIDE £450,000

OFFERS INVITED

FREEHOLD FOR SALE - VACANT NO CHAIN - BY PRIVATE TREATY



West Court, Lower Basingwell Street, Bishop's Waltham, Southampton SO32 1AJ

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VIEWING INSTRUCTIONS: STRICTLY BY APPOINTMENT ONLY. It is essential to view the drone video footage available at the website www.gileswheeler-bennett.co.uk prior to visiting the Property.

VIDEO DRONE FOOTAGE: See the website www.gileswheeler-bennett.co.uk and further details, photographs and drone video footage is available showing the whole Property.

LOCATION: SO32 2AN. The Property is identified with a circle on the **Location Plan**. What3Words: <https://what3words.com/dislodge.stew.ranges>.

Winchester 6 miles to the north, M3 Junction 9 (to London) 7 miles
Southampton Airport & M27 Motorway (Junction 5) approx. 9 miles to the south,
Southampton approx. 15 miles, Portsmouth approx. 15 miles
Winchester Station approx. 15-20 minutes with trains to London Waterloo (1 hr)

DIRECTIONS: From Bishop's Waltham travel north along the B2177 Winchester Road then turn left onto Winters Hill, then at the Robin Hood Restaurant turn next right into Sciviers Lane. After approx. $\frac{1}{2}$ mile the entrance to the Property is on your left.

From Hedge End travel east along Bubb Lane enter Snakemoor Lane at the roundabout (2nd exit) and continue to Durley Brook Road into Durley Street at the Robin Hood Restaurant take Sciviers Lane on the left (just after the Robin Hood Restaurant). Continue for approx. 400 yards to the next left into Durley Hall Lane. After approx. $\frac{1}{2}$ mile the entrance to the Property is on your left.

DESCRIPTION: The Property is shown outlined red on the **Site Plan** to a total of 0.11 acre (0.04 Ha) and comprises a detached 3 bedroom brick house (1,467ft²) set in an attractive garden and in a peaceful rural setting with views over the surrounding countryside.

See **Floor Plan** for Accommodation Layout.

Features:	Entrance hall	2 Family bathrooms (upstairs and downstairs)
	Kitchen/dining room	3 double bedrooms
	Sitting room	Large garden
	Utility room	Ample parking
	Rear hall	
	WC	

DIMENSIONS: The maximum width of the whole Property is approx. 18.1m (59ft) and maximum length approx. 26.4m (86ft).

GARDEN: The property includes 2 x wells and established plants. Patio. There is a post and rail fence along the southern boundary.

ACCESS: The Property benefits from a shared Right of Way (shaded brown on the **Site Plan** and outlined yellow on the Aerial Plan) off Durley Hall Lane for approx. 60m, also leading to agricultural buildings and land. There are stables close to the house too.

There is a small range of timber stables and brick building to the north of the house not currently occupied which are also owned by the Vendor. These are not currently available for sale.

PRE-EMPTION: A Purchaser could enter a formal agreement with the Vendor so that they have the opportunity to purchase the adjoining Stables and land (total approx. 0.60 acres) shown outlined black on the **Site Plan** as and when the ownership changes in the future.

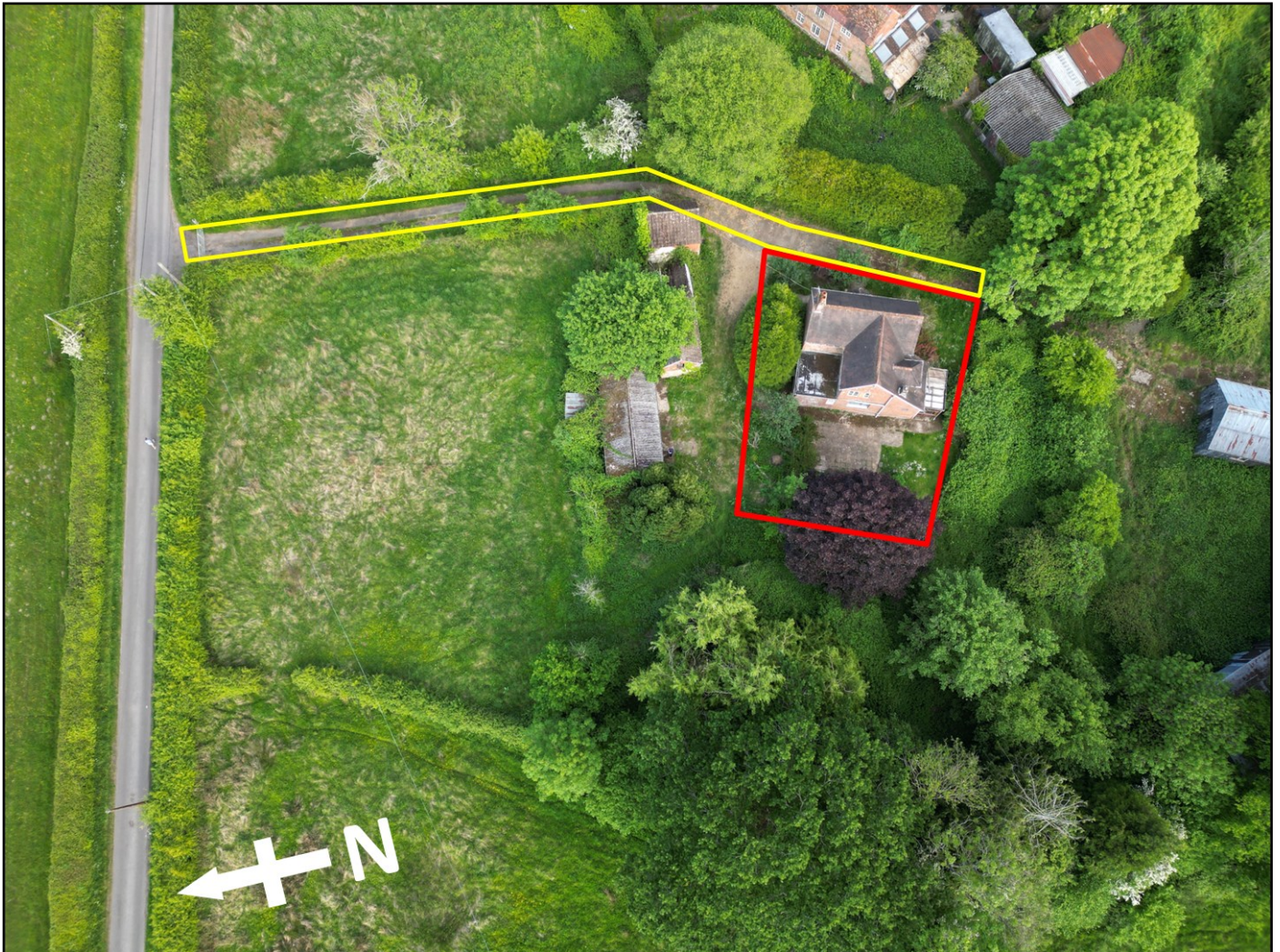
PARKING: There is limited space for perhaps 2 cars.

LAND REGISTRY: Comprising part of Land Registry Title HP582795.

SERVICES: Mains water, mains electricity, electric boiler/ central heating, BT (Broadband available in the locality), private drainage via septic tank positioned on the neighbouring land.

COUNCIL TAX: Property Band = E for year 2025/2026 = £2,767.26

AERIAL PLAN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		50 E
21-38	F		
1-20	G	4 G	

OFFER INSTRUCTIONS:

Please see the Additional Document on our website for instructions as to how to make an offer by Private Treaty.

This property is being marketed for sale on behalf of Joint LPA Receivers and therefore no warranties, representations or guarantees are given or will be given in respect of the information in this brochure or any matter relating to the property, including VAT. Any information provided is provided without liability for any reliance placed on it and the Receivers are acting without personal liability.

For Further Information Contact:

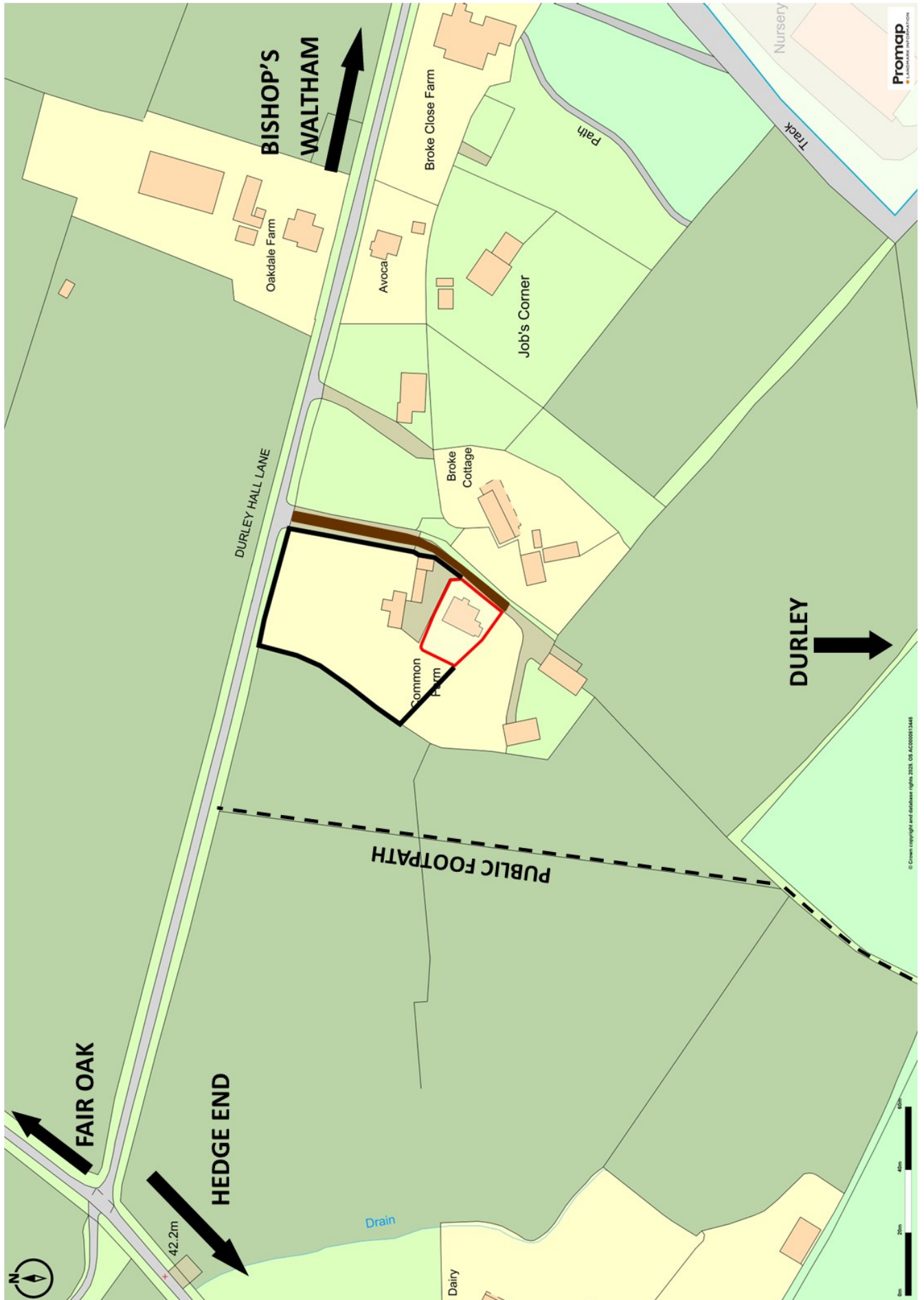
Dominic Plumpton

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SITE PLAN

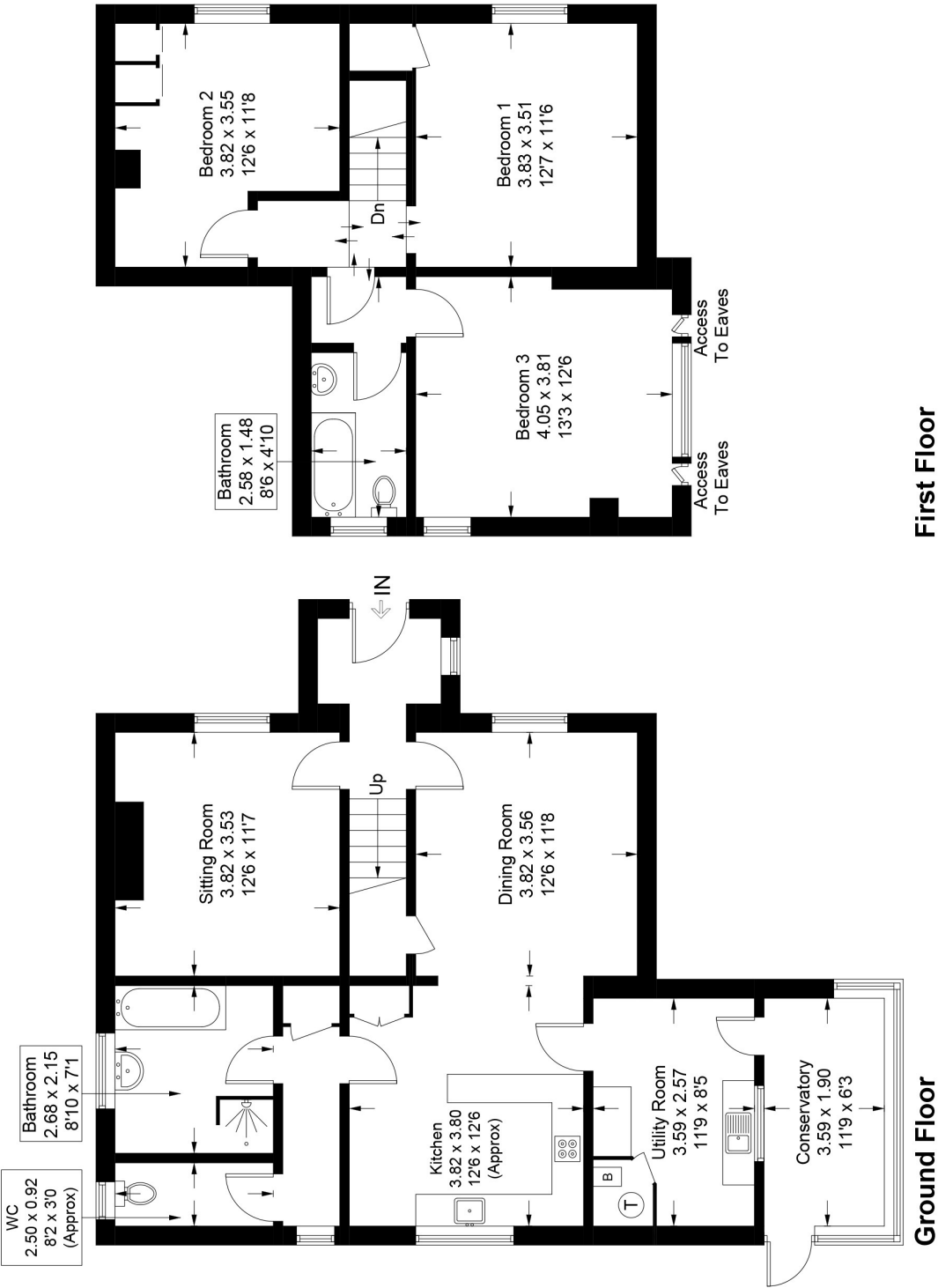


Subject to Survey

FLOOR PLAN



Approximate Gross Internal Area = 136.3 sq m / 1467 sq ft

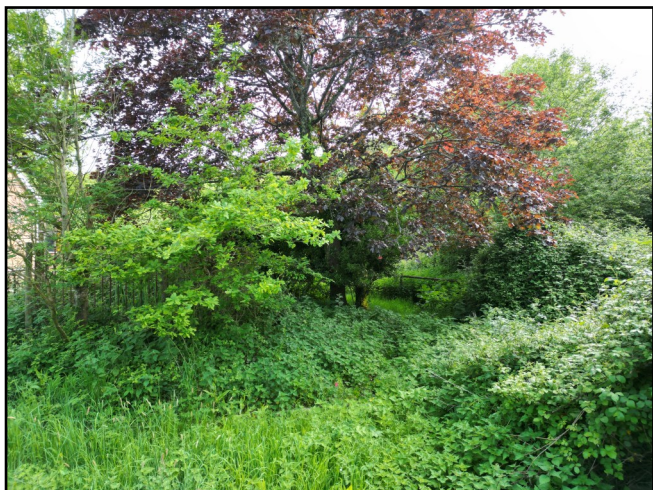


First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1197889)



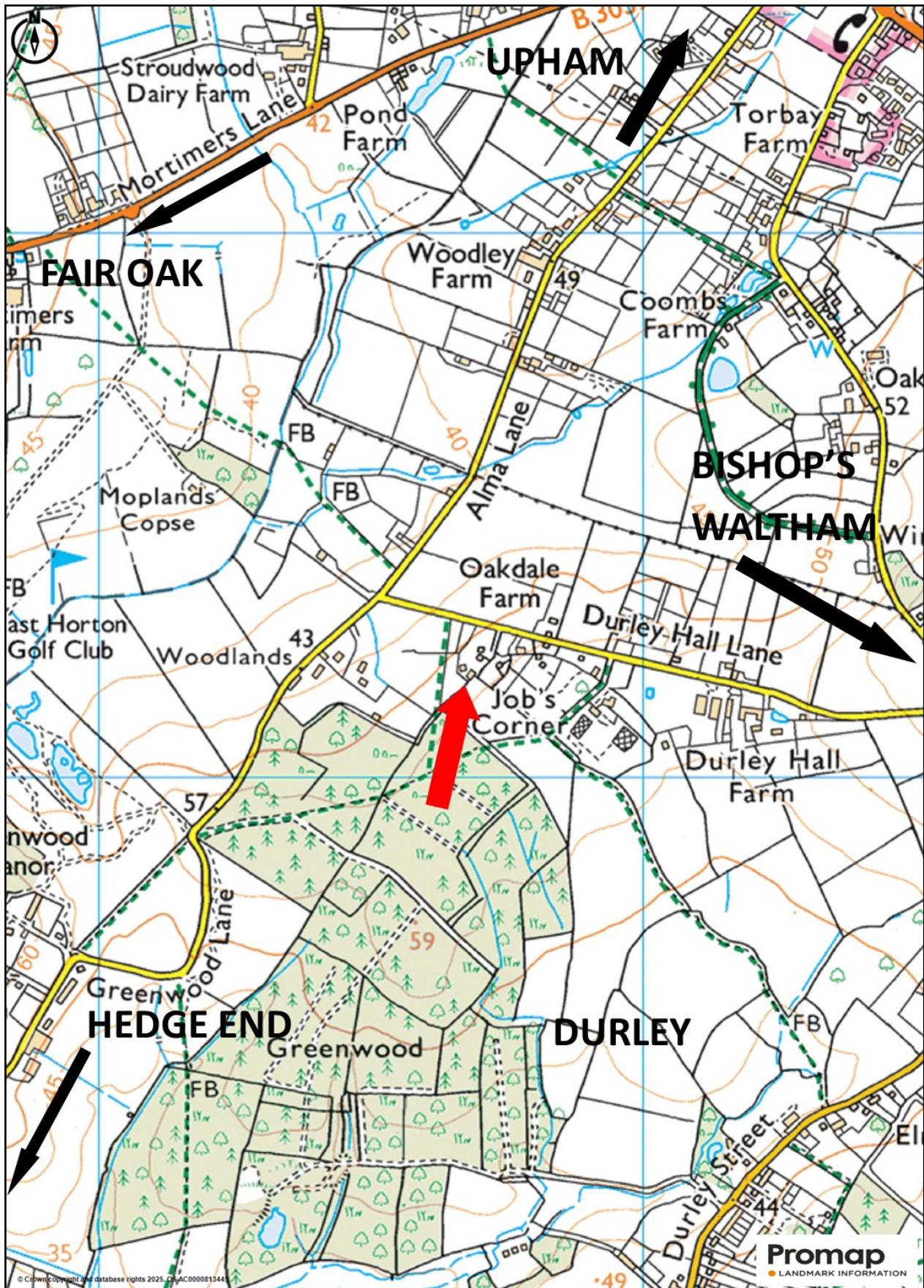








LOCATION PLAN



FOR ILLUSTRATION PURPOSES ONLY—NOT TO SCALE

IMPORTANT NOTICE

1. No description or information given about the property or its value, whether written or verbal or whether or not in these Particulars may be relied upon as a statement of representation or fact. Giles Wheeler-Bennett Ltd has no authority to make any representation and accordingly any information given is entirely without responsibility on the part of the agents or the seller.
2. The photographs show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only.
3. Any reference to alterations to, or use of any part of the property, is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer.
4. Any buyer must satisfy himself by inspection or otherwise as to the correctness of any information stated.
5. These particulars do not form part of any offer or contract.