



## OAK LODGE

Bridge Street, Bridge Street, Southwick, Fareham, Hampshire, PO17 6DZ

TO LET

£5,000 pcm





# Oak Lodge

Bridge Street, Bridge Street, Southwick, Fareham, Hampshire, PO17 6DZ

Wickham 5.5 miles | Fareham 5.5 miles | Petersfield 16 miles | London Waterloo from Petersfield Station – 1 hour | Mileages and times approximate

## 6 Bedrooms

Oak Lodge is a generous, 6-bedroom Grade II listed country house. The house retains an abundance of character, is very well presented and sits within a private walled garden. \*Please note the outbuilding is not included\*

### THE PROPERTY

The house offers excellent space with over 5,600 square foot of accommodation and is ideal for a family home. All of the rooms are very bright, with excellent proportions and have a number of period features such as sash windows with shutters.

Key features include the large entrance hall with open fire, drawing room and dining room both with open fires, kitchen and breakfast room with pantry and Aga, study/snug and utility and boiler room. Two WC's. On the first floor are six bedrooms, three with en suites and family bathroom. The second floor is the attic floor with four further rooms.

Outside Oak Lodge sits within a large Walled Garden, which is south facing and very private. There is a large, gated gravel driveway to the rear of the house with ample parking.

The house is a short walk from Southwick Village, in the heart of the Southwick Estate. The village has a church, two pubs and a thriving village shop.

### ADDITIONAL INFORMATION

#### Services

Private water and mains drainage. Oil central heating

#### Local Authority

Winchester City Council (Band H)

#### EPC

40

#### Deposit

£5,769

#### Pets

Considered, rent may vary.

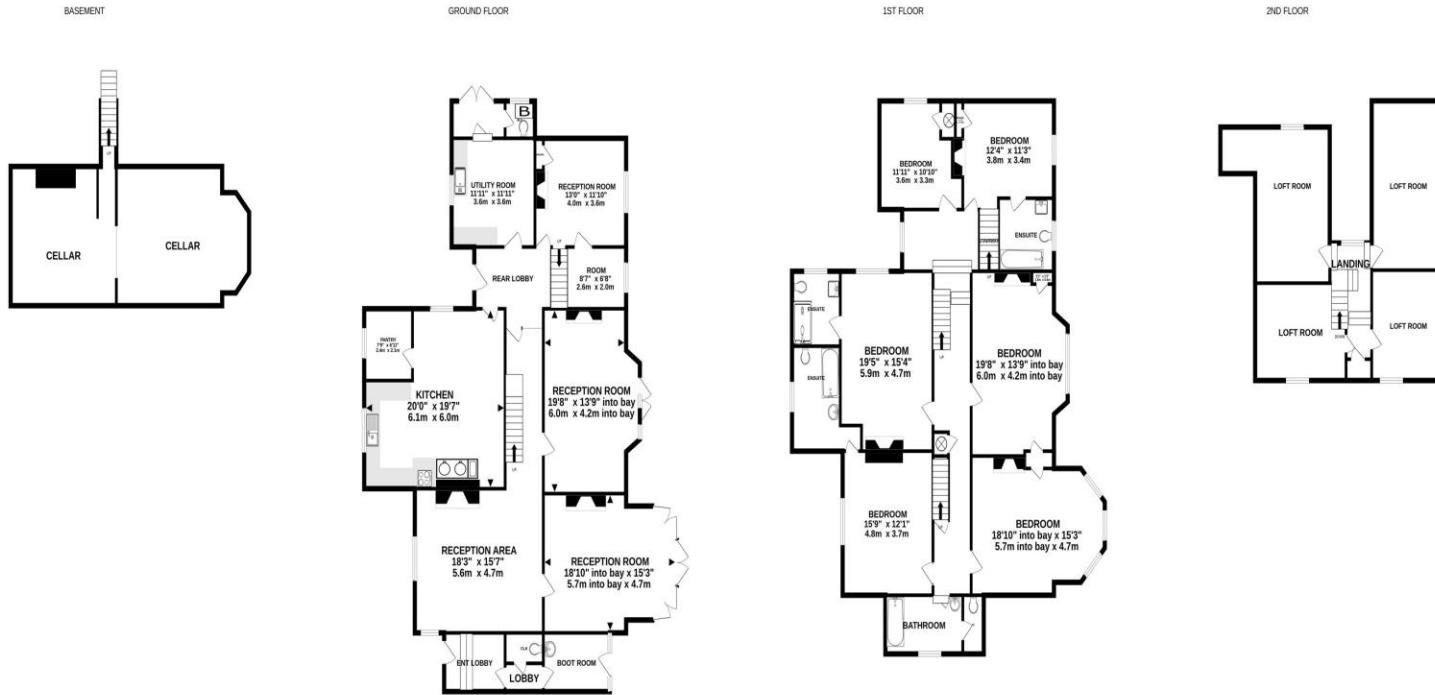
#### Directions

From Wickham, head north on the A32. Turn right by the church into Southwick Road. Proceed along this road, passing through Hundred Acres and North Boarhunt. After leaving North Boarhunt, pass a set of cross roads and take the next left, signposted to Southwick, into Bridge Street. Bear to the right and Oak Lodge will be found on the left, after Back Lane.

#### What3words

///relax.hiking.comb





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68   D
39-54	E	40   E	
21-38	F		
1-20	G		

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