





# Oldlands House, Bersted Street

Delightful Grade II Listed farmhouse sat in 0.3 acres.



- ▶ **Grade 11 Listed Farmhouse Steeped in History with Character**
- ▶ **Mezzanine Level**
- ▶ **Ground Floor Principal Bedroom with En-Suite**
- ▶ **Three Further Double Bedrooms**
- ▶ **Large Garden of Approximately 0.3 Acres**
- ▶ **Sitting Room with Feature Fireplace**
- ▶ **Impressive Kitchen/Diner**
- ▶ **Ground Floor Bathroom with Separate WC**
- ▶ **First Floor Bathroom/WC**
- ▶ **Gravel Driveway and Garage**

This Grade II listed house dates back to when the property was originally the farmhouse for the surrounding area. In the 1950's, the property was divided into two and Oldlands House came to be.

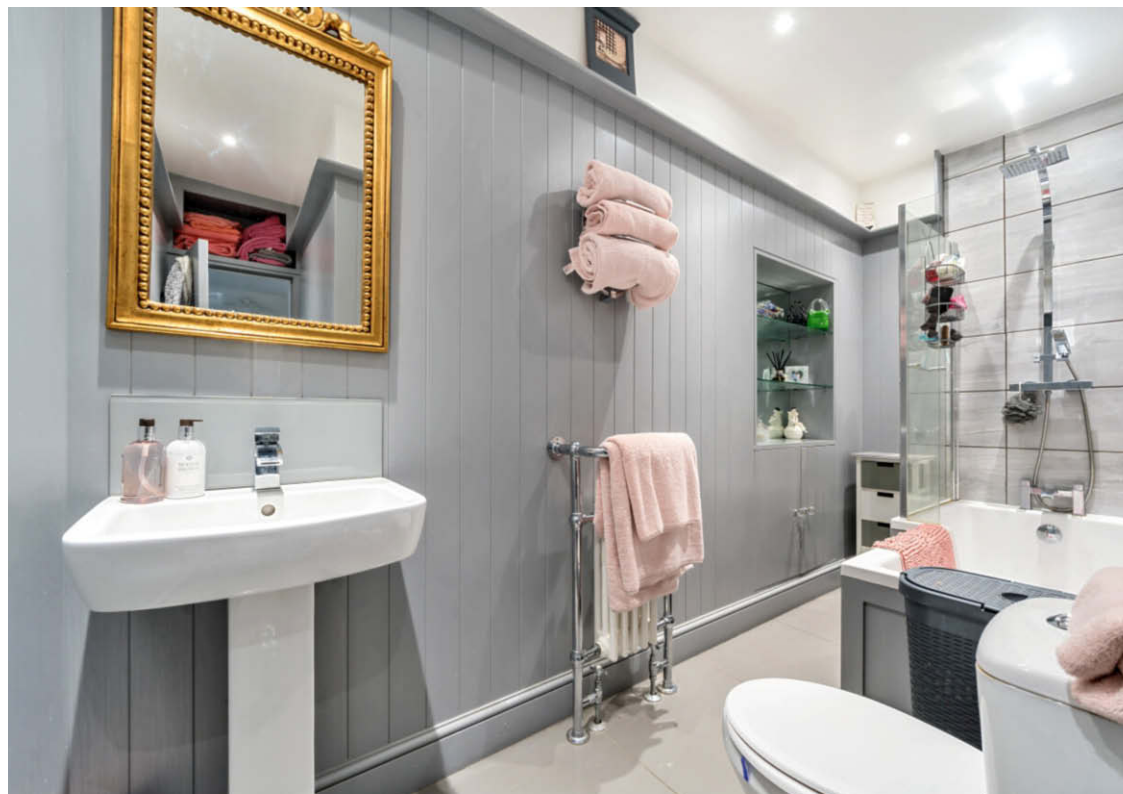
The space on offer teamed with the original character of the house creates a fantastic package for anyone looking for a family home set in generous grounds. The property has an impressive open plan kitchen/diner fitted with contemporary gloss units. The sitting room has a feature fireplace and views out to the garden. The principal bedroom has an en-suite bathroom and there is an additional ground floor bedroom/snug.

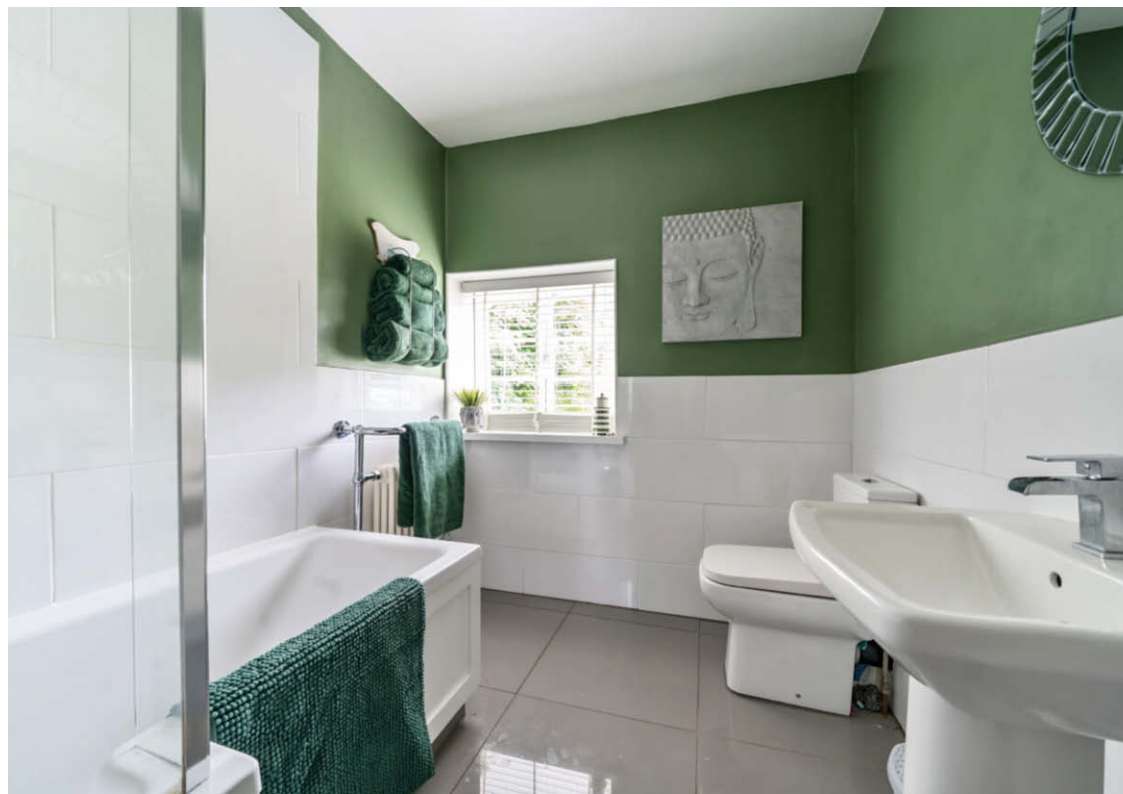
On the first floor are two further double bedrooms and the family bathroom.

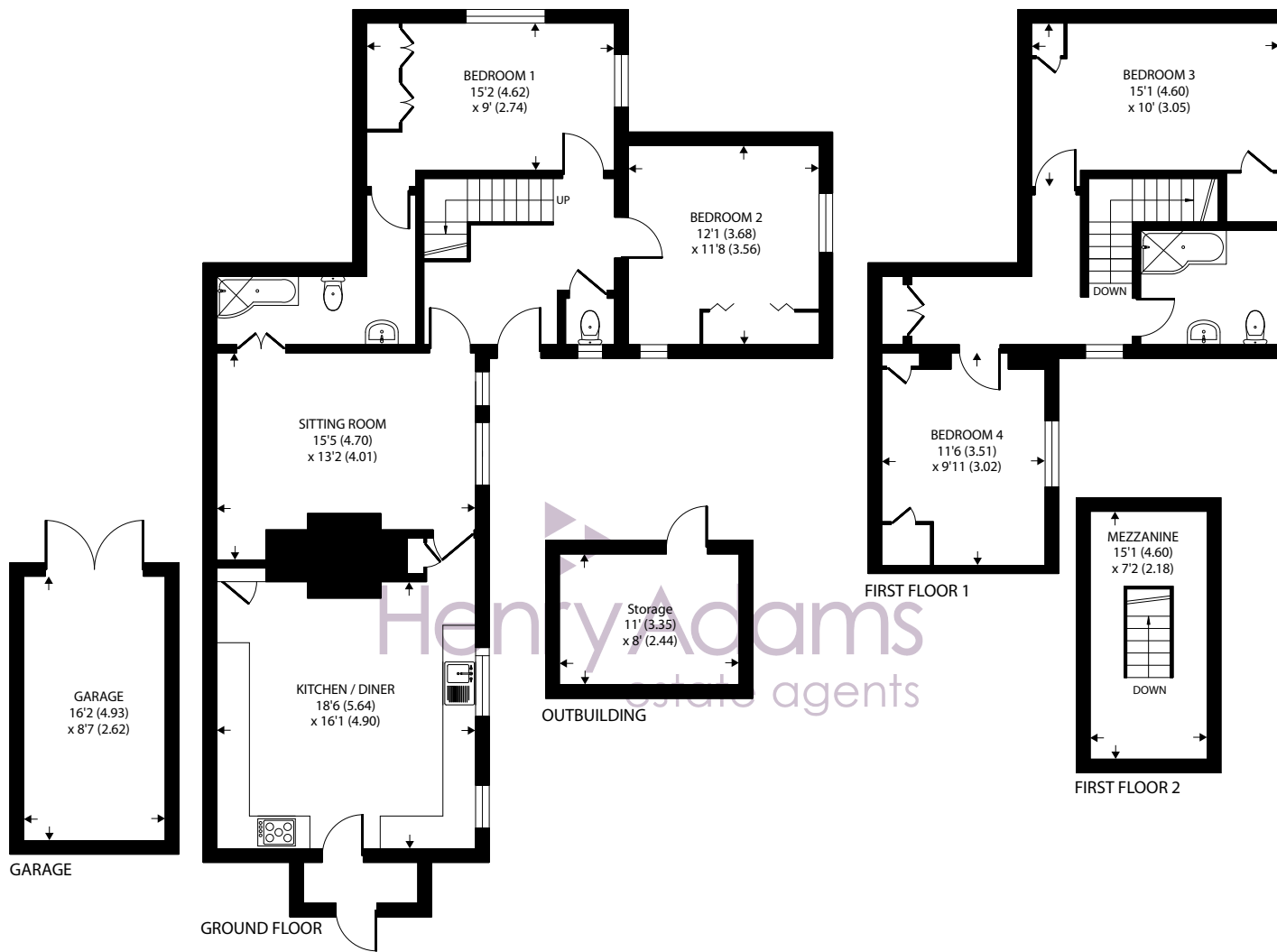
Outside, the property is on a plot approximately 0.3 acres and has a long gravel driveway, as well as a quaint courtyard, garage and outbuildings.

Council Tax Band: D









Approximate Area = 1577 sq ft / 146.5 sq m

Garage = 140 sq ft / 13 sq m

Outbuilding = 88 sq ft / 8.1 sq m

Total = 1805 sq ft / 167.6 sq m

For identification only - Not to scale



Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

## Location

The property is situated at the end of a cul-de-sac with properties of a similar era in South Bersted. Close proximity to the town centre with its precinct shopping facilities, café, bars and restaurants and the mainline railway station with services to London Victoria and the South Coast. The "out of town" superstores are within easy walking distance.

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