



Little Mill House
Mill Lane
Netherhill Durley
SO32 2BP

BR BYRNE
RUNCIMAN

Tel: 01329 834579 www.byrnerunciman.co.uk

LITTLE MILL HOUSE

PRICE GUIDE: £1,485,000

The Property

Little Mill House is a stunning brick and flint home believed to date back to the late 1800's with later extensions. It stands in beautiful grounds of circa 1.3 acres with the River Hamble meandering through and a large natural lake. The detached outbuildings include a barn style double garage, a further single garage/workshop and a summerhouse. It is in a popular semi-rural country lane location. An early viewing of this delightful dwelling is very highly recommended.

- * **OVERLOOKING RIVER HAMBLE & COUNTRYSIDE***
- * **CIRCA 1.3 ACRE GROUNDS INCLUDING A LAKE***
- * **ACCOMMODATION OF 2,314 SQ FT/ 215 SQM***
- * **THREE RECEPTION ROOMS *CONSERVATORY**
- * **FOUR BEDROOMS* THREE BATHROOMS***
- * **BEAUTIFULLY PRESENTED THROUGHOUT***
- * **DOUBLE BARN STYLE GARAGE***
- * **DRIVEWAY PARKING* SUMMERHOUSE***
- * **POPULAR SEMI-RURAL LOCATION***

The Location

In a secluded and tranquil rural area in the parish of Durley. Close by are the pretty towns of Botley and Bishops Waltham which offer all local amenities. Botley offers a main line railway station. Hedge End is nearby with easy access to the M27 motorway network.

Directions

From the B3035 turn into Calcot Lane by the duck pond then take the second left into Mill Lane. Little Mill House is the second property on the left.

Byrne Runciman, for purchasers and for the vendor of this property, as agent, give notice that:

1. All statements contained in these particulars are as a general guide only, and are made without responsibility on the part of the agent or the vendors. They are not to be relied upon as statements or representation of fact, and any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.
2. The vendor does not make or give, and neither the agent nor any person in his employ, has any authority to make or give, whether in these particulars or during negotiations, any representation or warranty whatsoever in relation to this property.
3. These particulars do not constitute any part of an offer or contract.

ACCOMMODATION

CANOPY PORCH Front door opening to:

ENTRANCE LOBBY Cloaks cupboard, doors opening to:

UTILITY/CLOAKROOM Double glazed window to side, butler sink with adjacent work surfaces and cupboard below, further cupboards, plumbing for washing machine, low level w.c., night storage heater.

HALLWAY Staircase to first floor, under stair recess, night storage heater, doors opening to:

STUDY Double glazed bow window to rear with extensive views, LPG wood effect stove*, night storage heater.

KITCHEN/BREAKFAST ROOM Double glazed window to side, fitted with a range of wall and base units with granite work surfaces over, inset sink unit with cupboard below, partially tiled walls, range style oven* with extractor * over, breakfast bar with cupboards below, larder, space for fridge/freezer, plumbing for dishwasher, door opening to:

PORCH Double glazed window to front, recess housing hot water tank, door to side.

DINING ROOM Double glazed windows to side overlooking garden, feature fireplace, wood block flooring, night storage heater, steps down to sitting room, door to

PORCH Door opening onto garden.

SITTING ROOM Double glazed bow window to rear with extensive views, fitted wood multifuel stove*, wood block flooring, night storage heater, casement doors opening to:

CONSERVATORY Double glazed windows to front, side and rear with extensive views, pitched roof, electric radiator, double glazed casement doors opening onto decking.

FIRST FLOOR

LANDING Double glazed feature window to rear with extensive views, storage cupboard, night storage heater, doors opening to:

BEDROOM ONE Double glazed window to rear with extensive views, range of built in wardrobes, night storage heater, steps up to:

ENSUITE SHOWER ROOM Double glazed windows to front and side overlooking countryside, suite comprising tiled shower cubicle, contemporary wash hand basin with drawers below, low level w.c., ladder style radiator, night storage heater.

BEDROOM TWO Double glazed windows to side and rear with extensive views, built in wardrobes, night storage heaters.

BEDROOM THREE Double glazed windows to side overlooking garden, night storage heater.

BEDROOM FOUR Double glazed window to side overlooking garden, vanity basin with cupboard below.

BATHROOM Double glazed windows to front and side overlooking countryside, suite comprising panelled bath, tiled shower cubicle, contemporary wash hand basin with drawers below, low level w.c., partially tiled walls, storage cupboards, under floor heating*.

SHOWER ROOM Suite comprising tiled shower cubicle, wash hand basin with cupboard below, low level w.c., partially tiled walls, radiator.

OUTSIDE

The property is approached via an in and out driveway with parking area leading to the **DOUBLE GARAGE** 24'5 x 17'10 **SINGLE GARAGE/WORKSHOP** 18' x 11'11

SUMMERHOUSE 24'9 max x 19'7 max.

The **GROUND AND GARDEN** extend to circa 1.3 acres*. There is a raised deck adjoining the conservatory which overlooks the beautiful grounds with the River Hamble meandering through and the natural lake which is fed direct from the river. The remainder of the garden is predominately laid to lawn with numerous shrubs and borders.

Tenure: Freehold.

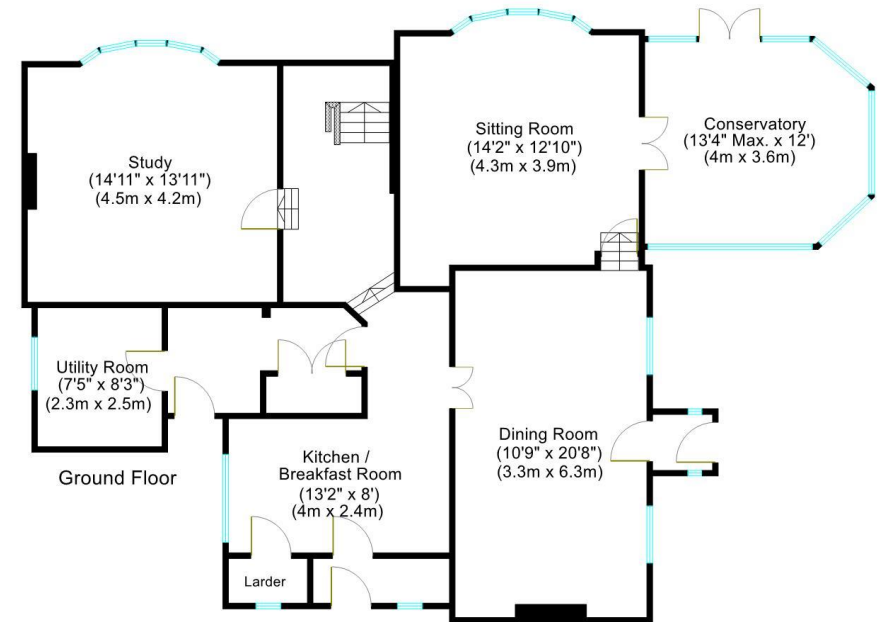
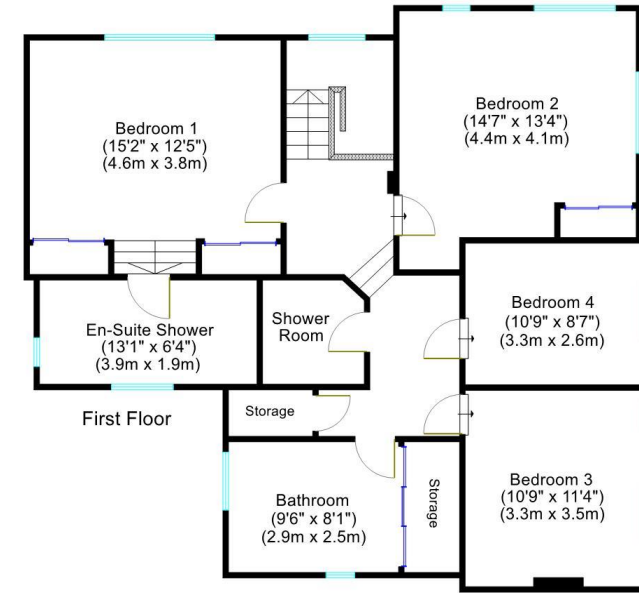
Services: Mains electric and water supply. Private treatment plant drainage system*

Local Authority: Winchester District Council.

Council Tax Band: G

Agents Note: * We have not inspected or tested any of the service installations, equipment or appliances. It is recommended that any purchasers arrange for suitable inspections and tests by qualified engineers prior to entering into any contract. All measurements contained herein are to be considered approximate only.

Viewing strictly by appointment with vendor's sole agent **BYRNE RUNCIMAN** of Wickham.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		52	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



**Total Approx. internal floor area = 2,314 sq ft / 215 sqm
Floor Plan for identification and guidance purposes only**

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