



# Taplins Farm Lane, Winchfield

Guide Price: £900,000



**Taplins Farm Lane  
Winchfield  
Hook  
Hampshire  
RG27**

A four bedroom detached farmhouse with established garden, outbuilding, ample parking and a small paddock set in a rural location to the North East of the village of Winchfield.

THIS PROPERTY IS SUBJECT TO AN AGRICULTURAL OCCUPANCY CONDITION (Please refer to this section in the details for further information).

FOR SALE BY PRIVATE TREATY  
Freehold with vacant possession on completion

**Guide Price: £900,000**

REF: C387

These particulars give only a general outline and your attention is drawn to the important notice printed within them.





## INTRODUCTION

This introduction and particulars are intended to give a fair and substantially correct overall description for the guidance of the intending purchasers and do not constitute part of an offer or contract. No responsibility is assumed for the accuracy of individual items.

## SITUATION/LOCATION

The property is set in a rural location to the North East of the village of Winchfield.

Winchfield is a popular Hampshire village surrounded by open countryside yet with easy access to the M3. The village has a rich local history has a traditional village pub.

The towns of Odiham and Fleet are both approximately 3 miles away and offer a good range of services and facilities including primary and secondary schools.

## DESCRIPTION

A four bedroom detached farmhouse with established garden, outbuilding, ample parking and a small paddock set in a rural location to the North East of the village of Winchfield.

## ACCOMMODATION

With UPVC double glazing throughout, the accommodation comprises:

### Ground Floor

Front door leading to Hallway with storage cupboards and stairs to first floor.

Living Room  
5.16m x 4.50m

Wood burning stove, bay window and French doors to garden patio.

## ACCOMMODATION

Study  
3.76m x 2.44m

Kitchen  
6.12m x 4.09m  
Fitted kitchen with wooden wall and base units, granite worktops, 1.5 stainless steel sink unit, double oven and built-in hob with extractor over. French doors to Conservatory.

Conservatory  
5.33m x 3.71m  
UPVC double glazed over a brick plinth with Log Burning Stove and French doors to front and rear elevations.

Utility Room  
3.25m x 3.23m  
Fitted base units and sink unit.  
Door to garden patio.  
Door to Shower Room.

Shower Room  
Shower cubicle, W/C and pedestal wash hand basin.

### First Floor

Landing  
Storage cupboard, cupboard housing hot water cylinder and loft hatch.

Master Bedroom  
5.18m x 4.14m  
Bay window and En-suite Shower Room with double shower cubicle, W/C, sink unit and storage cupboard.

Bedroom 2  
3.48m x 3.35m

Bedroom 3  
3.30m x 3.25m  
French doors to balcony.

Bedroom 4  
3.99m x 2.40m

Family Bathroom  
Bath, W/C and pedestal wash hand basin.

## OUTSIDE

Established garden with Summer House and Greenhouse.

Large patio areas.

Ample parking.

Outbuilding currently used as a dog kennel.

Small paddock.

## NOTE

There may be additional land available by separate negotiation.

## EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

We are not aware of any easements, wayleaves or rights of way affecting the property.

## AGRICULTURAL OCCUPANCY CONDITION

Planning permission was granted for the dwelling on the 19 April 2001 subject to an agricultural occupancy condition. Condition two states:

'The occupation of the dwelling shall be limited to a person solely or mainly employed, or last employed, in the locality in agriculture, as defined in Section 336(1) of the Town and Country Planning Act 1990, or in forestry (including any dependants of such a person residing with him) or a widow or widower of such a person.'

## SECTION 106 AGREEMENT

A Section 106 Lawful Agreement was also entered in respect of the dwelling which restricts the occupation.

The Third Schedule states:

'Not to cause, permit or allow the property to be occupied otherwise than by a person solely or mainly employed, in the locality in agriculture as defined in Section 336(1) of the Town and Country Planning Act 1990, or in forestry (including any dependants of such a person residing with him, or a widow or widower of such a person).'

## UPLIFT CLAUSE

The property will be sold subject to an uplift clause entitling the vendors to a share of any increase in value following any future removal of the agricultural occupancy condition.

## SERVICES (not tested)

The property is provided with mains water and electricity.  
Drainage is to a septic tank.  
Central heating is provided by LPG.

## ENERGY PERFORMANCE

RdSAP Rating: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

## LOCAL AUTHORITY

Hart District Council  
[www.hart.gov.uk](http://www.hart.gov.uk)  
01252 622 122

Council Tax Band F.

## LEGAL COSTS

Each party will be responsible for their own legal costs.

## VIEWING

Strictly by appointment with the selling agent Acorus.

# SITE PLAN



## IMPORTANT NOTICE

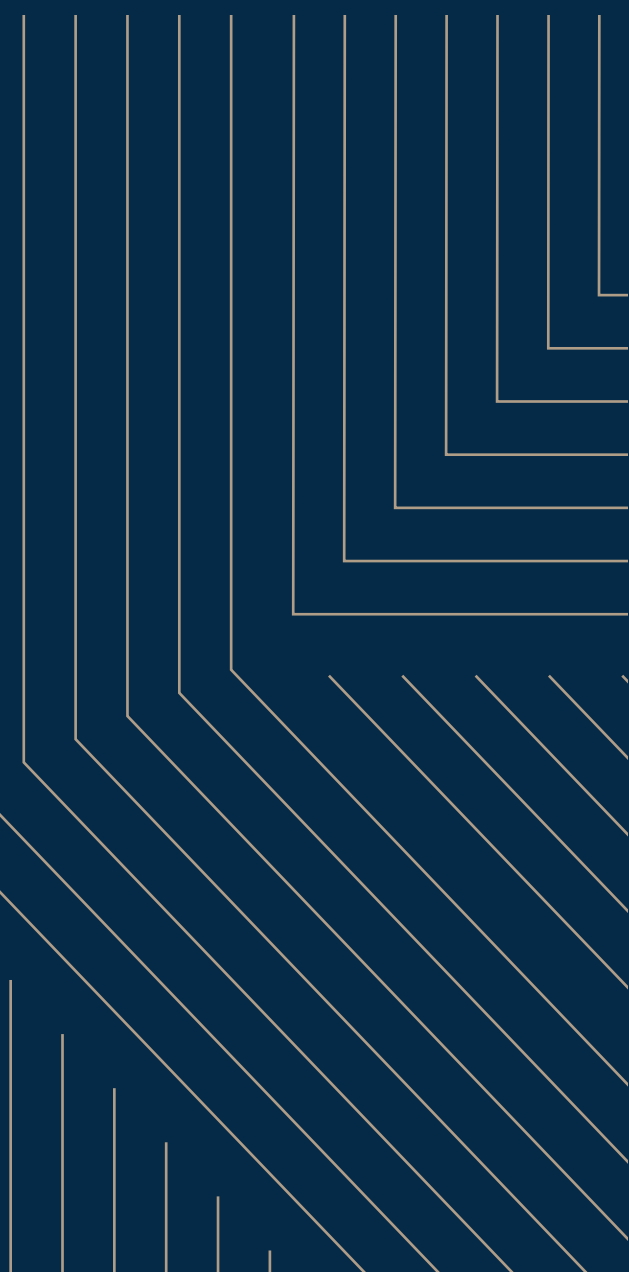
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