



Mill Lane, Old Bedhampton, Havant, Hampshire, PO9 3JH

 FINE & COUNTRY

£1,400,000 - Freehold



Features

- A Unique Detached Home on an Island Peninsular
- 3910 Sq Ft of Living Space
- Four Reception Rooms
- Eight Bedrooms & Nine Bathrooms/Shower Rooms

PROPERTY SUMMARY

Twin gates and a gravel drive lead you to the Old Mill House, an exceptional, Grade II listed detached 18th Century residence that sits proudly on its own island. Steeped in history and character, the house is believed to be where John Keats completed *The Eve of St. Agnes* in 1819. A tranquil river frames the front of the island while an estuary lies to the rear, creating a private, waterside setting with a strong sense of seclusion. A footbridge takes

you over to the main house which is arranged over three floors and offers 3910 sq ft of living space and includes four reception rooms, kitchen/breakfast room, utility room, shower room and conservatory which overlooks the swimming pool on the ground floor. On the upper floors are eight bedrooms, four en-suites and four bathrooms. The extensive grounds extend to 2.65 acres and include formal gardens, woodland paddocks, generous parking, covered car ports and the added bonus

of an outdoor swimming pool make Old Mill House a versatile home for the growing family, or the opportunity to create a small boutique hotel in an ideal location close to local areas of natural beauty and history. Early viewing is recommended in order to appreciate the rare combination of period charm and expansive outdoor space.



ENTRANCE

Twin gates leading to large shingle driveway, right of access to the right hand side relating to the adjacent property, large shingle turning and parking area with low brick retaining wall and stable style fencing over leading to lawned paddock opposite the house with mature trees, shrubs, bushes and enclosed by stable style fencing leading to the service road behind. At the edge of the parking shingled area is a low brick retaining wall with pillars and gateway leading to a bridge over the weir, further covered car ports to one side, on reaching the island are steps down to a large paved area which wraps round to the front and side of the house with steps leading to gardens, to the left hand side is a brick retaining wall and gateway leading to wild garden with log store and weir leading to river side, main front door with canopy over leading to:

HALLWAY

Balustrade staircase rising to first floor with understairs storage cupboard, doors to primary rooms, dado rail, radiator.

SITTING ROOM

19' 4" into Inglenook fireplace x 14' 0" (5.89m x 4.27m) Full height windows to front aspect with shutters overlooking patio, lawns and river, two double radiators, serving hatch to dining room, inglenook fireplace with large brick hearth and log burner with wooden mantle over.



LIVING ROOM

14' 10" x 13' 11" (4.52m x 4.24m) Square opening leading to family room, door to hallway, full height window to front aspect with shutters overlooking terrace, river and lawns opposite, central chimney breast with marble surround fireplace, cast iron inlay with tiles and tiled hearth, square opening leading to:

FAMILY ROOM

14' 10" x 10' 9" (4.52m x 3.28m) Ceiling rose and coving, door to hallway, central chimney breast with marble surround fireplace, cast iron inlay with tiled hearth, radiator, full height double doors with shutters leading to raised terrace overlooking rear garden.

UTILITY ROOM

9' 0" x 8' 10" (2.74m x 2.69m) Wood laminate flooring, door to rear garden, window to rear aspect with secondary double glazing, washing machine point, wash hand basin, radiator, sliding door leading to:

SHOWER ROOM

Shower cubicle with rail, low level w.c., window to rear aspect.

DINING ROOM

16' 8" x 11' 0" (5.08m x 3.35m) Sash window to rear aspect, ceiling coving, panelling to walls, door to hallway, double radiator, serving hatch to sitting room, half glazed panelled door with Kingfisher leadlight panel leading to:

KITCHEN/BREAKFAST ROOM

17' 2" x 16' 9" maximum (5.23m x 5.11m) Comprehensive range of matching wall and floor units with roll top work surface, inset 1½ bowl sink unit with mixer tap and cupboards under, corner storage cupboard with microwave shelf over, window to front aspect with secondary double glazing, free standing Belling range cooker with ovens under and electric hob, extractor hood, fan and light over, window overlooking conservatory with pan drawers under, tiled flooring, twin arches leading to breakfast area with dresser style units to either side and matching eye-level cupboards, windows overlooking rear garden, radiator.

TANK ROOM

Two large Viessmann hot water cylinders with pump system, radiator, pressurised boilers supplying domestic hot water and central heating (not tested).

CONSERVATORY

18' 5" x 14' 6" (5.61m x 4.42m) Polycarbonate glazed roof, windows on all aspects one with leadlight image of front of the house, tiled flooring, twin doors to front aspect, stable style door to kitchen.

FIRST FLOOR

Mezzanine landing with window to rear aspect overlooking fields and woodland, main landing with staircase rising to top floor, doors to primary rooms.

BEDROOM

12' 0" x 10' 10" (15'0" max.) (3.66m x 3.3m) Measurements do not include recessed area for door opening, window to rear aspect with radiator under, pedestal wash hand basin with mirror over, shaver point and light, double radiator, door to:

EN-SUITE SHOWER ROOM

Shower cubicle with Mira shower, high level w.c.

FAMILY BATHROOM

Raised plinth with panelled bath, shower over with rail, pedestal wash hand basin with mixer tap, bidet, low level w.c., window to front aspect, radiator, door to:

BEDROOM

15' 6" maximum x 13' 9" (4.72m x 4.19m) Range of mirror fronted sliding doored wardrobes to one wall with hanging space and shelving, window to front aspect, radiator.

BATHROOM 2

White suite comprising: panelled bath with mixer tap and shower attachment, tiled to one end, fully ceramic tiled to walls, high level window to rear aspect, low level w.c., radiator, pedestal wash hand basin.

INNER LANDING

BEDROOM

15' 10" x 13' 11" (4.83m x 4.24m) Window to side aspect, feature fire surround with cast iron arched inlay with built-in cupboard to one side, oval wash hand basin with drawers under and mirror and light over, window to front aspect, dressing table, radiator, door to:

EN-SUITE SHOWER ROOM

Fully ceramic tiled shower cubicle, radiator, low level w.c., fully ceramic tiled to walls, extractor fan.



BEDROOM

9' 3" x 7' 7" (2.82m x 2.31m) Window to rear aspect overlooking estuary and fields opposite.

BEDROOM

18' 3" maximum x 17' 3" (5.56m x 5.26m) Range of built-in wardrobes to one wall with hanging space and shelving, twin windows to side aspect, further range of built-in wardrobes, bedside cabinets, twin windows to front aspect overlooking weir with radiators under, door to:

EN-SUITE SHOWER ROOM

Shower cubicle with curved panelled doors, low level w.c., pedestal wash hand basin, window to rear aspect, radiator.

TOP FLOOR

Mezzanine landing with window to rear aspect overlooking estuary and fields opposite, landing with balustrade.

BEDROOM

15' 0" x 11' 6" (4.57m x 3.51m) Measurements taken from approximately 2' 0" off floor level with eaves to rear ceiling restricting headroom, window to side aspect, wash hand basin with cupboards under, range of wardrobes and chest of drawers, mirror with shaver point and light, double radiator.

BEDROOM

15' 0" x 11' 3" (4.57m x 3.43m) Measurements taken from approximately 1' 8" off floor level with eaves to front ceiling restricting headroom, skylight window, window to side aspect, double radiator.

BATHROOM 3

White suite comprising: panelled bath, folding shower screen over with Mira shower, low level w.c., pedestal wash hand basin, radiator, slight eaves to front ceiling restricting headroom, tiled surrounds, shaver point, mirror and light.

BEDROOM

15' 4" x 11' 5" (4.67m x 3.48m) Measurements taken from approximately 1' 8" off floor level with eaves to rear ceiling restricting headroom, radiator, window to side aspect, door to:

EN-SUITE SHOWER ROOM

Fully ceramic tiled shower cubicle, pedestal wash hand basin and tiled splashback, mirror and shaver point, close coupled w.c., radiator, window to side aspect.

SHOWER ROOM

Low level w.c., pedestal wash hand basin, corner shower cubicle with Mira shower, skylight window, access to loft storage space, double radiator, built-in storage cupboard.

OUTSIDE

Twin gates leading to large shingled driveway with extensive car parking, car ports, formal lawns and paddocks to the left hand side, the whole grounds including the river extends to 2.65 acres overall with a further paddock rented at peppercorn rent from Portsmouth Water Board. The property sits on the island with an estuary to one side and river to the other, within in the grounds of the house are garden sheds, a swimming pool and walled mature gardens.

AGENTS NOTES

Council Tax Band G - Havant Borough Council
Broadband – ADSL/FTTC/FTTP Fibre Checker (openreach.com)
Flood Risk – Refer to - (GOV.UK) (check-long-term-flood-risk.service.gov.uk)

AML Checks - By Law and in compliance with HMRC regulations, all agents are required to carry out Anti-Money Laundering (AML) checks on any buyer(s) who submit a successful offer. A non-refundable administration fee of £60 inc. VAT to cover these costs is payable by the buyer(s) before the sales transaction can be progressed.



The Old Mill, Mill Lane, Old Bedhampton, PO9 3JH

Approximate Gross Internal Area = 363.3 sq m / 3910 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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