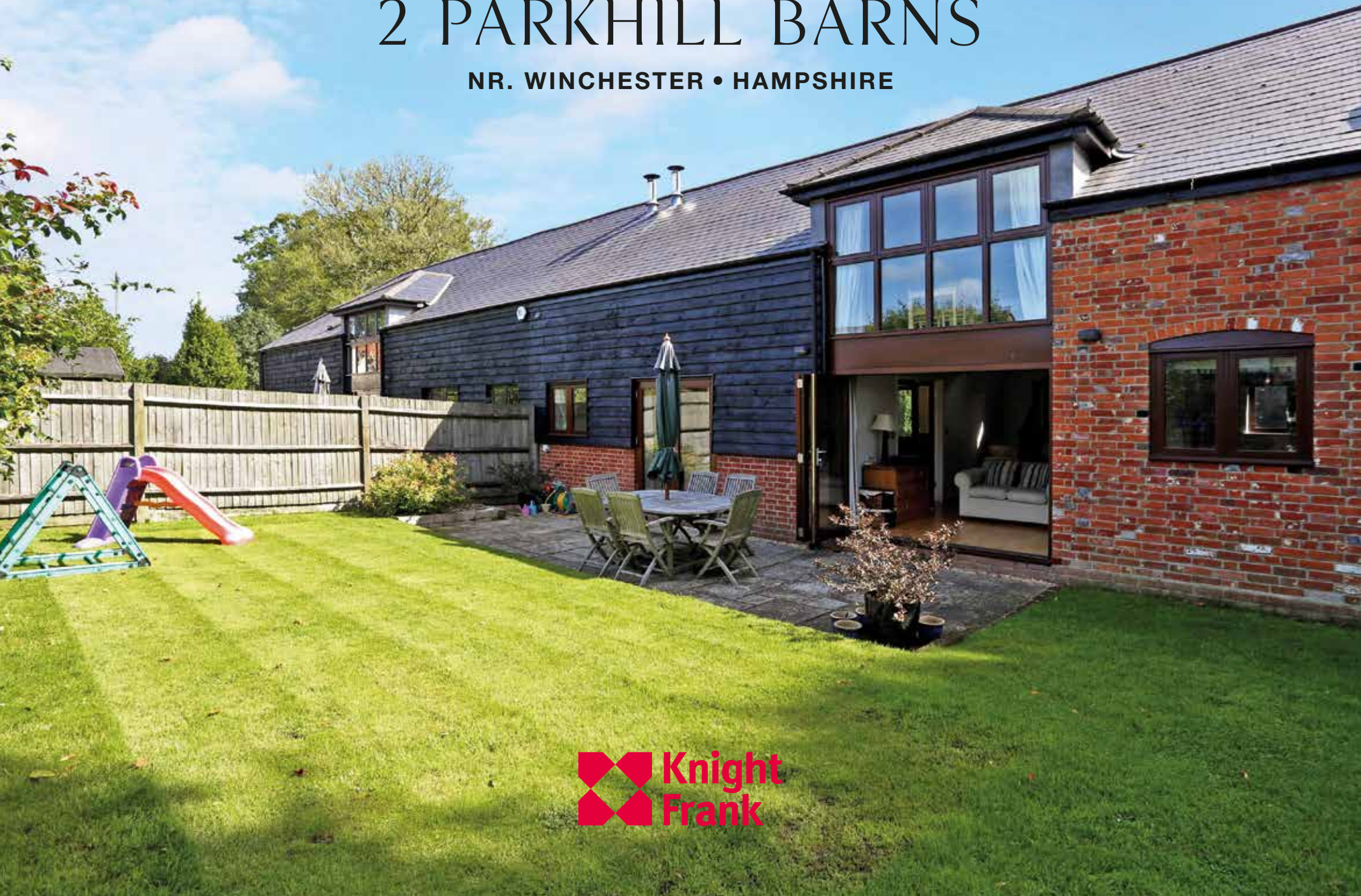


2 PARKHILL BARNES

NR. WINCHESTER • HAMPSHIRE



2 PARKHILL BARNES

NR. WINCHESTER HAMPSHIRE

*3 bedroom semi-detached house located in a
small development of converted barns*

Entrance hall • Kitchen • Family/dining room • Sitting room
Study • Cloakroom

3 bedrooms • 2 en suite bath/shower room • Family bathroom

Garden and garden store

Micheldever Station 2 miles (London Waterloo 57 minutes).

Winchester 8 miles (London Waterloo 58 minutes).

Basingstoke 11 miles (London Waterloo 47 minutes).

Southampton International Airport 19.4 miles.

(Distances and times approximate)



These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the brochure.



2 Parkhill Barns

2 Parkhill Barns is located in a development of converted barns and farm buildings, just outside the village of West Stratton, surrounded by beautiful open countryside.

As you enter the house there is an entrance hall off which lies a study, with a door leading out to the garden, and a downstairs cloakroom.

Following through there is a spacious family/dining room with bi-fold doors opening out into the main garden.

Off this room lies the generous kitchen with tiled floors and granite worktops. This is currently separate from the dining room but the stud wall could be removed to create one open plan kitchen/living space.

Double doors from the family/dining room lead through into a large sitting room with exposed beams, a wood burning stove and doors opening out to the gardens.

The entire ground floor has under-floor heating and, other than the kitchen, has wooden flooring.

On the first floor there are three bedrooms. The generous master bedroom has a partially vaulted ceiling with exposed beams and an en suite bathroom. Bedroom two has an en suite shower room and there is also a family bathroom on this floor.

The property has the benefit of replacement hardwood windows and doors, fitted Autumn 2016 and with a ten year guarantee.

Outside

There is a gravel parking area to the front of the house with parking for a number of vehicles. The garden is split into two parts on either side of the house, east and south west facing. The east garden is laid to lawn and has a gate to the parking area, log store and garden shed. The main garden which is south west facing is laid to lawn with a terrace area ideal for outdoor entertaining. There are open views across the surrounding countryside.

Situation

Parkhill Barns is a small development of converted barns which lie outside the village of West Stratton. The village of Micheldever is approximately 2 miles away and has a village shop, public house, village hall, church and primary school. There is also a mainline railway station at Micheldever which offers direct services to London Waterloo (from 57 minutes). More comprehensive facilities are found in Winchester and Basingstoke.



Micheldever Primary School and Henry Beaufort Secondary School are the catchment area schools.

There are additional primary schools in South Wonston and Itchen Abbas, and excellent public schools including St Swithun's for girls, Prince's Mead and Winchester College for boys.



Services

Mains electricity, mains water, oil fired central heating and private drainage.

Fixtures and fittings

All those items known as tenant's fixtures and fittings together with fitted carpets, curtains, light fittings and garden statuary are specifically excluded from the sale but certain items may be available by separate negotiation.

Directions (SO21 3QY)

Leave Winchester on the A33 to Basingstoke and ignore the left-hand turnings to Micheldever Village and West Stratton. Immediately before the second stretch of dual carriageway take a left-hand turn signposted to Micheldever Station. Continue on this road for 300 yards, taking the next left-hand turn signposted Parkhill Barns. Continue up the lane whereupon the property will be found immediately ahead of you at the end of the gravel drive. Parking is on the gravel area by the front door and not by the fence.



- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Recreation

Approximate Gross Internal Floor Area

199.9 sq m / 2152 sq ft
 Garden Store = 1.8 sq m / 19 sq ft
 Total = 201.7 sq m / 2171 sq ft

Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
A	(91-100)		
B	(81-90)		
C	(71-80)		
D	(61-70)		
E	(51-60)	52	55
F	(41-50)		
G	(1-40)		
<small>Not energy efficient - higher running costs</small>			
England & Wales		EU Directive 2002/91/EC	



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



01962 850333
 14 Jewry Street, Winchester
 Hampshire SO23 8RZ
 winchester@knightfrank.com
 KnightFrank.co.uk

Important Notice: Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. VAT: The VAT position relating to the property may change without notice.

Knight Frank LLP is a limited liability partnership registered in England with registered number OC305934. Our registered office is 55 Baker Street, London, W1U 8AN, where you may look at a list of members' names. Property ref: 1047206. Photographs: August 2017 Particulars: August 2017. Kingfisher Print and Design. 01803 867087.