



BERE FARM BARN

HEATH ROAD SOBORTON HEATH

WITH PANORAMIC VIEWS OVER ADJOINING FIELDS AND COUNTRYSIDE, THIS STUNNING AND SYMPATHETICALLY CONVERTED BARN COMES WITH APPROX. 4000 SQ FT OF ACCOMMODATION AND IS SET WITHIN GROUNDS APPROACHING TWO ACRES.

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HEATH ROAD SOBERTON
HEATH SO32 3QH

A BEAUTIFUL BARN CONVERSION WITH VIEWS OVER
THE ADJOINING COUNTRYSIDE.

Stunning barn conversion

Approx 4000 sq ft of accommodation

A wealth of charm and character

Ground approaching 2 acres

Finished to an exceptionally high standard

Garaging

Guest accommodation/annexe potential



INTRODUCTION

With panoramic views over adjoining fields and countryside, this stunning and sympathetically converted barn comes with approx. 4000 sq ft of accommodation and is set within grounds approaching two acres. The property has been brought back to life and beautifully finished to an exceptionally high specification by a team of hand-picked craftsmen, with the end result being a fantastic light and airy family home which comes with a long list of character features including an array of exposed beams throughout. Accommodation briefly comprises a 47ft drawing room with stunning vaulted ceiling, 28ft kitchen/breakfast room, utility room, four double bedrooms, all of which are en-suite, a detached annexe/guest accommodation or offices, detached double garage, garden store and beautifully landscaped courtyard.

As well as enjoying views across adjacent fields, the property is also conveniently situated close to the pretty market towns of both Bishops Waltham and Wickham, the Cathedral City of Winchester as well as being close to Botley, which has a mainline railway station (London Waterloo in just over an hour) with Guildford, Portsmouth and Chichester also within easy reach.

From our office head out of Bishops Waltham along Bank Street and follow this road for some distance which will turn into Hoe Road and then Swanmore Road. Continue along this road which will turn into Dodds Lane and at the end, directly opposite the Hunter's Inn, proceed straight ahead into Cott Street. At the end of this road proceed straight across into Selworth Lane, turning right where signposted 'Soberton Heath' into Horns Hill. Continue along this road which will turn into Heath Road and follow this road for some distance turning right approximately half way along where the barn can be found towards the end of the lane on the left hand side.

The property is approached via a pathway leading to an oak front door which leads directly through to a well-proportioned entrance hall which has oak flooring, spotlights and a window to the side enjoying views over adjoining farmland. A door to one side leads through to a stunning 47ft drawing room which has a vaulted ceiling and an array of exposed oak beams throughout. The room also has oak flooring, two matching oak staircases as well as oak sleeper style window sills/seating with the main focal point of the room being the beautiful Michelmas Inglenook brick fireplace with inset wood burning stove and inset shelving and lighting. At one end of the entrance hall, a further door then leads through to a modern cloakroom and plant/boiler room. The heart of the house has to be the beautiful light and airy kitchen/breakfast room which has windows along one wall overlooking the rear courtyard with the kitchen having been finished to an exceptionally high standard comprising a range of hand painted bespoke wall and base units with cupboards and drawers under.





There are granite work tops, a beautiful central island incorporating a wine fridge, wine rack, spice and pan drawers and a range of built-in appliances including a double width Range style cooker, fridge, freezer and dishwasher. There are also exposed green oak ceiling beams, Travertine tiled flooring, spotlights and an opening at one end of the room leading through to a beautifully finished utility room, which again has a range of fitted wall and base units with Travertine tiled flooring and access to its own loft space.

From the hallway at the end of the kitchen, there is a stable door providing access to the rear courtyard, a boot cupboard and door leading through to a double bedroom which overlooks the rear courtyard and has a fitted double wardrobe. A further door leads through to a beautifully appointed en-suite bathroom comprising a shower cubicle, wash hand basin set and vanity unit, slate radiator, underfloor heating, WC and spotlights. There are then two staircases at either end of the drawing room leading to a reading area at one end with a Velux window and a barn/loft style door to the side. At the opposite end of the room a staircase leads to an additional double bedroom which has a beautiful vaulted ceiling, stunning arched oak window, fitted wardrobes along one wall and a door leading through to a beautifully appointed en-suite bathroom.

On the lower ground floor, which is accessed by a staircase at one end of the drawing room, there is a further double bedroom which has two sets of double wardrobes and a door leading through to an en-suite bathroom which has been fitted with a panel enclosed bath with shower over, wash hand basin and WC. The room also has Travertine tiling and spotlights. The master suite has a vaulted ceiling, two windows to the side as well as a window to the rear, dressing area and a range of fitted wardrobes along one wall. A door to one side leads through to a stunning en-suite bathroom which has a Velux window to the side, panel enclosed bath, 'his and hers' wash hand basins with cupboards below, double width shower cubicle, an array of exposed beams, vaulted ceiling and WC.



Outside to the front of the property there is a good size garden which is mainly laid to lawn with planted borders. A sweeping driveway to the side offers parking for numerous vehicles leading to a detached double garage which has a set of double doors, power and light, with a garden store to the side accessed via a set of double doors. Directly behind the property is a private and beautifully landscaped courtyard which has a lawned area, planted borders and a large paved patio area, ideal for outside entertaining. Adjacent to the courtyard there is a pretty flint fronted annexe which comprises two 16ft rooms, one of which has been fitted with a kitchenette making this ideal for use as offices for anyone working from home or as ancillary guest accommodation. A modern bathroom serves both rooms and comprises a panelled enclosed bath with shower over, wash hand basin and WC. To one side of the annexe there are then a small set of steps that lead up to the larger than average garden which is mainly laid to lawn and edged with attractive ranch style fencing.



BERE FARM BARN ADDITIONAL INFORMATION

The property has been finished to an exceptionally high specification with finishing that includes:

Cat 5 wiring

A fitted 'NIBE' electrical system

The property has a 10 year CRL Guarantee

The Ground Therm Heating and Klargesten P12 Systems makes the Barn a very green and sustainable property

All doors have been handcrafted by local craftsmen with handmade ironmongery

All floors have been dug out and new concrete Celetex and Screed installed

All walls and ceilings are double insulated with Aqua Gold Insulation and Celetex

Sensors have been fitted into the ceiling in all bathrooms to activate the boiler on entry to supply hot water to the taps (for minimal waste of water and waiting time)

Remote control electric stone effect towel rails have been fitted in all bathrooms

The main lounge, kitchen, office, every bedroom plus the top mezzanine are all wired for the internet and Sky.

MEASUREMENTS

Drawing room 47'1 x 21'

Kitchen/breakfast room 28'1 x 13'7

Master bedroom 14'5 x 13'6

Bedroom Two 18'5 x 14'4

Bedroom Three 15'8 x 13'7

Bedroom Four 13'6 x 13'4

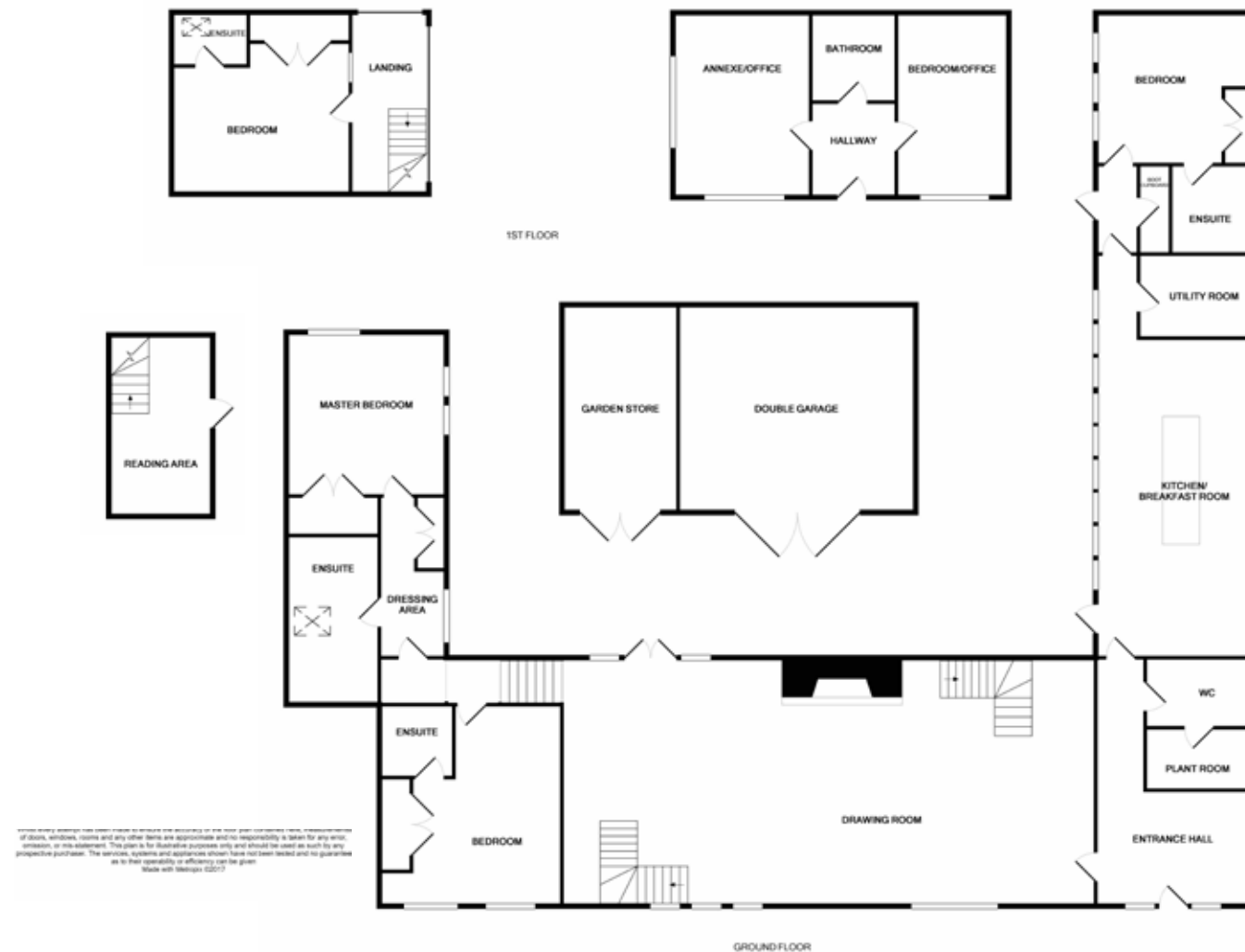
Office One 16'7 x 12'4

Office 2/Bedroom Five 16'7 x 9'8

Double garage 21'1 x 18'8

Garden store 18'8 x 10'3

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Important Notice

PROPERTY MISDESCRIPTIONS ACT 1991 - Although every care has been taken in the production of these sales particulars prospective purchasers should note: 1. All measurements are approximate. 2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked). 3. Prospective purchasers are advised to arrange their own tests and-or surveys before proceeding with a purchase. 4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries on the property. None of the description whatsoever forms any part of the contract for this property and is not guaranteed in any way whatsoever to be correct. It cannot be assumed by omission that any planning permissions or building regulations have been obtained for this property. Also any planning permissions/building regulations claimed to be correct are also not guaranteed.



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