



The Bere Farm Barn
Heath Road
Soberton
SO32 3QH



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£1,795,000

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.



INSIDE

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 Michelmersh 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

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.

SERVICES

Private fuel and drainage are connected. Please note that none of the services or appliances have been tested by White & Guard.

COUNCIL TAX

Winchester City Council

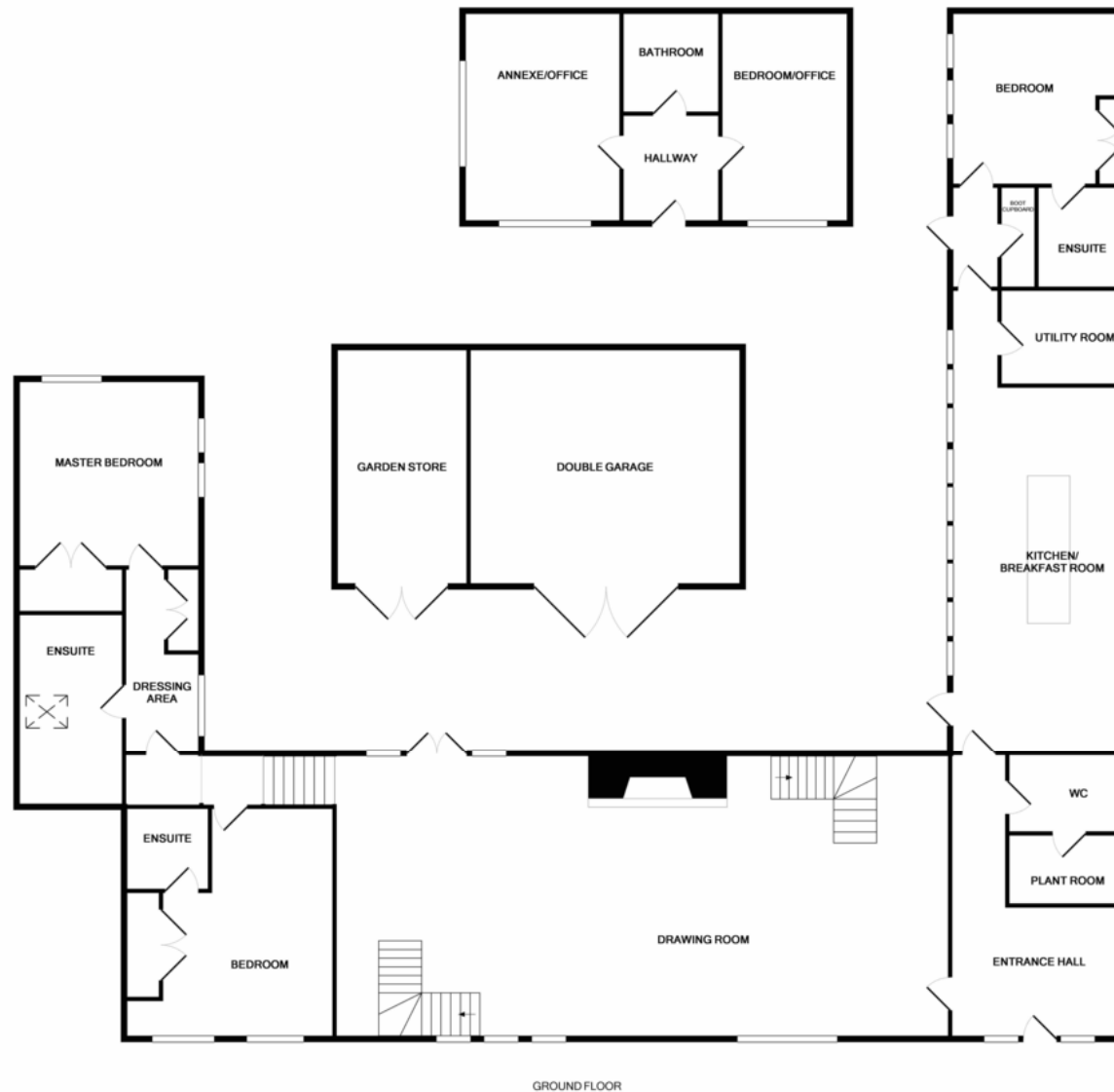
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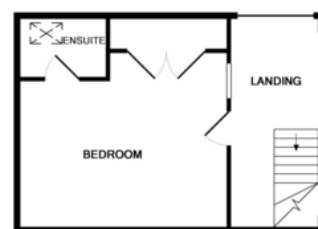
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DRAWING ROOM
47' 1" x 21' (14.35m x 6.4m)
KITCHEN/BREAKFAST ROOM
28' 1" x 13' 7" (8.56m x 4.14m)
MASTER BEDROOM
14' 5" x 13' 6" (4.39m x 4.11m)
BEDROOM TWO
18' 5" x 14' 4" (5.61m x 4.37m)
BEDROOM THREE
15' 8" x 13' 7" (4.78m x 4.14m)
BEDROOM FOUR
13' 6" x 13' 4" (4.11m x 4.06m)
OFFICE ONE
16' 7" x 12' 4" (5.05m x 3.76m)
OFFICE TWO / BEDROOM FIVE
16' 7" x 9' 8" (5.05m x 2.95m)
DOUBLE GARAGE
21' 1" x 18' 8" (6.43m x 5.69m)
GARDEN STORE
18' 8" x 10' 3" (5.69m x 3.12m)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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