



Glebe Farm | £1,100,000

Salisbury Road, Sherfield English, Hampshire, SO51 6FL





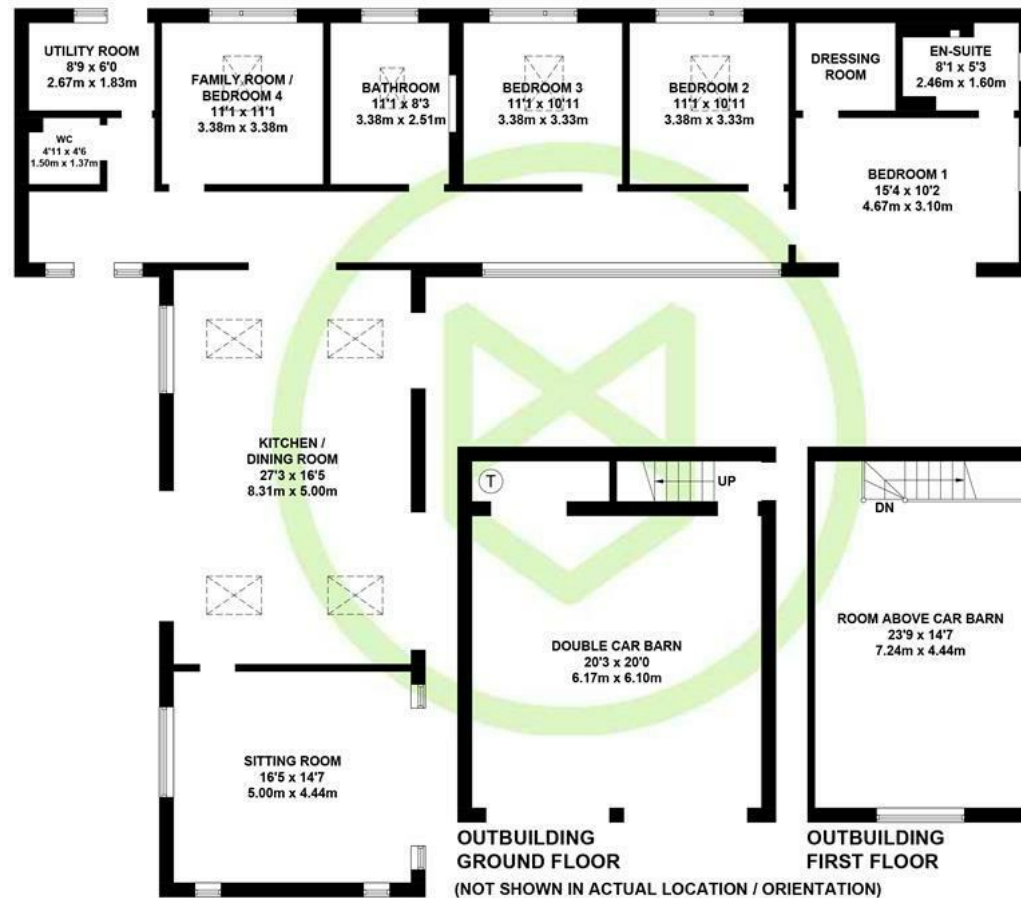
Glebe Farm
Salisbury Road, Sherfield English, Hampshire, SO51 6FL

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Summary

A quite simply stunning, newly built detached barn style eco home, occupying a wonderful position with a large south facing garden. Having been completed to an exacting standard with luxurious fittings throughout, The Old Dairy is a rare opportunity to acquire a brand new home that has been finished to the highest quality. Offering approximately 2,200 sq. ft of accommodation, the home boasts four double bedrooms, with dressing room and en-suite servicing bedroom one, a four-piece family bathroom, sitting room, family room/bedroom, a wonderful kitchen/dining room with exposed oak beams and vaulted ceiling, utility room, double car barn with room over and a driveway for several vehicles.



APPROXIMATE GROSS INTERNAL AREA = 1835 SQ FT / 170.5 SQ M
ROOM ABOVE CAR BARN = 350 SQ FT / 32.5 SQ M
DOUBLE CAR BARN = 479 SQ FT / 44.5 SQ M
TOTAL = 2664 SQ FT / 247.5 SQ M
(INCLUDING DOUBLE CAR BARN)

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1148752)

Features

- Available for immediate occupancy
- Newly built detached eco home, with solar panels and air source heat pump providing hot water and heating underfloor
- A barn style single story dwelling offering a great deal of privacy
- Four double bedrooms, all with vaulted ceilings, dressing room and en-suite servicing bedroom one
- A stunning kitchen/dining room, with granite worktops, 'Quooker' instant hot water tap, integrated 'Neff' appliances, exposed oak beams and bi-folding doors
- Engineered oak herringbone flooring and newly fitted carpets
- Landscaped southerly facing gardens, overlooking woodland and countryside
- Gated driveway parking, double car barn with room over offering an ideal gym, home office or living room
- Sold with a 10 year new build warranty

EPC Rating

Energy Efficiency Rating
Current
Potential

The Old Dairy, Glebe Farm,

Salisbury Road, Sherfield English, Hampshire, SO51 6FL

Description

Upon entering this wonderful home, the immediate quality and high standard finish stands out. The entrance hallway features floor to ceiling windows overlooking the gardens, doors lead to the four double bedrooms, the family bathroom, utility room WC an opening with exposed beam leads to the kitchen. The show piece of the home is the kitchen/dining room, which features a vaulted ceiling, exposed oak beams, an exposed brick wall, bi-folding doors opening to the front of the home, further sliding and 'French' style doors opening to the southerly facing gardens. The kitchen is fitted with soft closing cupboards and drawers, granite worktops, 'Quooker' instant hot water tap, full length fridge, full length freezer, wine cooler, 'Neff' dishwasher, 'Neff' slide and hide oven and 'Neff' microwave combination oven. A doors leads into the sitting room, a cosy room with a vaulted ceiling, a pleasant triple aspect and doors opening to the garden. The four double bedrooms all feature vaulted ceilings, one of the bedrooms would make an ideal family room/home office. Bedroom one has doors opening out to the gardens, a dressing room and luxurious en-suite shower room. The bathroom features stylish tiling, LED lighting and a four-piece suite, comprising WC, bath, wash basin, heated towel rail and walk in double shower with 'Mira' wireless control shower control.

Outside

The southerly facing rear garden has a raised patio adjoining the home, steps lead to a large lawn enclosed with fencing. There is side access to the front of the home via a secure gate and a door opening to the rear of the double car barn. There is outside lighting to the front and rear, outside power points and an outside tap.

Parking

Gates open to the large driveway, which is laid with stone and provides parking for several vehicles. A double car barn has power, lighting and the provision in place to install and EV charger and access to the plant room which also hosts an outside toilet. Above the car barn is large room, which could make an ideal gym, home office or further living room.

Location

Sherfield English is a small village that lies between the Test valley and the New Forest on the old Romsey to Salisbury road. For its size it has a surprising range of services and facilities with a village hall, shop and post office, sports field, nursery, fishing lakes, tea rooms, the Hatchett Inn, a garage and St Leonards church. The village has easy access to the two cathedral cities of Salisbury and Winchester and the commercial centre of Southampton, all having train services to London and elsewhere in the country. For everyday amenities the market town of Romsey is only a short drive. The property is also well placed for Southampton and Bournemouth International Airports, as well as the M27 and M3 motorways. It is also on the edge of the New Forest National Park, the coast is a short drive away and on the eastern side, is the famous River Test chalk stream for fishing.

Terms and Conditions

These particulars are set out as a general outline and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are included unless specifically described. All measurements, floor plans, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs.

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