



Butterfields | £1,400,000

Glebe Farm, Sherfield English, Hampshire, SO51 6FL







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## Summary

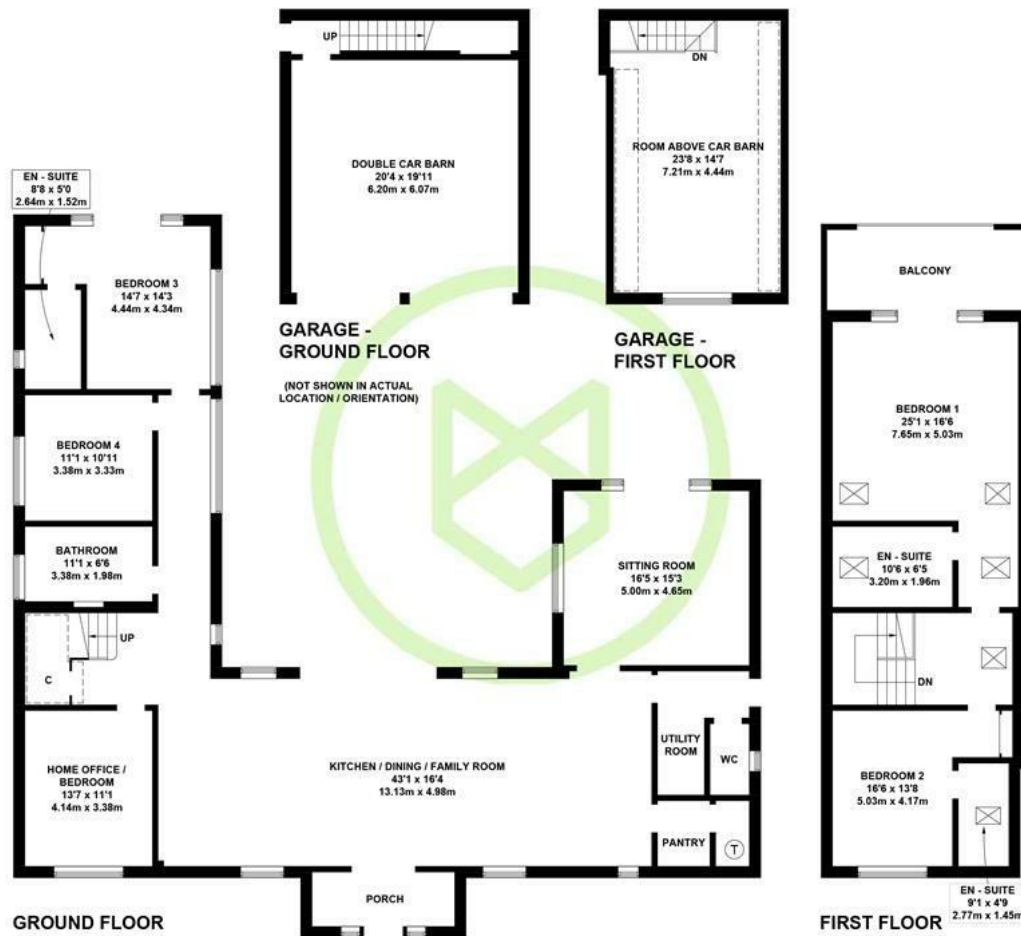
A best in class, newly built detached barn style home, occupying a wonderful position with a large south facing garden. Butterfields offers a rare opportunity to acquire a brand new home that is finished to the highest standard, with approximately 3,500 sq. ft of space. The home boasts five double bedrooms, with luxurious en-suite's servicing three bedrooms, a four piece family bathroom, sitting room overlooking the gardens, family room/bedroom, a wonderful kitchen/dining/family room, with exposed oak beams and vaulted ceiling, pantry and utility room, double car barn with room over and gated driveway parking for several vehicles.

## Features

- Additional paddock land potentially available, located behind the garden
- Newly built detached eco home, with solar panels and air source heat pump providing hot water and heating underfloor
- A barn style detached dwelling offering approximately 3,500 sq ft of living space
- Five double bedrooms, three en-suites and a four piece family bathroom
- A stunning kitchen/dining/family room, with granite worktops, 'Quooker' instant hot water tap, integrated 'Neff' appliances, exposed oak beams and bi-folding doors
- Engineered oak herringbone flooring and 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



APPROXIMATE GROSS INTERNAL AREA  
GROUND FLOOR = 2013 SQ FT / 187.0 SQ M  
FIRST FLOOR = 764 SQ FT / 71.0 SQ M  
GARAGE GROUND FLOOR = 472 SQ FT / 43.9 SQ M  
GARAGE FIRST FLOOR = 349 SQ FT / 32.4 SQ M  
TOTAL = 3598 SQ FT / 334.3 SQ M  
(INCLUDING CARPORT)  
Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID1171159)



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## Accommodation

Upon entering this wonderful home, the immediate quality and high standard finish stands out. The entrance features a triple height ceiling with stunning vaulted windows. doors open into the show piece of the home, the kitchen/dining/family room. The centre of the home, this room has been designed with modern living in mind, a truly wonderful space for both entertaining and family alike. The room features a vaulted ceiling, exposed oak beams, an exposed brick wall and bi-folding doors opening to the southerly facing rear garden. 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 and 'Neff' induction hob with integrated ventilation. A door opens to the pantry, which in turn leads to the plant room. A utility room offers space for the washing machine and dryer, and also provides access to the ground floor WC. The sitting room is a light room with a vaulted ceiling, a pleasant double aspect and doors that open to the garden. On the opposite side of the home is the family room, which would serve well as a bedroom, a second sitting room or home office. There are two further rooms to the rear of the home, both of which would serve well as double bedrooms, one boasting access to an en-suite shower room and double aspect views over the rear garden. The family bathroom features stylish tiling, LED lighting and a four-piece suite, comprising WC, bath, wash basin with a unit under, heated towel rail, walk in double shower with 'Mira' wireless control shower control and free standing bath. A solid oak staircase has storage under and leads the first floor landing. The principal bedroom is a stunning room, with vaulted ceiling and doors opening to a balcony that overlooks the southerly facing rear garden and surrounding countryside. A luxurious four-piece en-suite is fitted with a WC, bath, wash basin, heated towel rail, walk in double shower and free standing bath. Bedroom two is a another generous double room which enjoys views to the front of the home, the en-suite is fitted with a WC, wash basin, walk in shower and heated towel rail.

## Outside

The southerly facing rear garden has a large raised patio adjoining the home with inset feature brick work, steps lead to a large lawn enclosed with fencing. There is side access via both sides of the home 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, an outdoor storage cupboard, the provision in place to install an EV charger. 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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