

Hellards



At home in Lower Wield

Thatch Barn, Rushmoor Lane

LOWER WIELD, ALRESFORD, HAMPSHIRE, SO24 9RX

Asking Price £1,250,000

- Character Grade II Listed Threshing Barn
- Gardens and Grounds of about 0.5 Acre
- Vaulted Dining Hall with Beamed Roof
- Kitchen/Breakfast Room, Utility Room and Cloakroom
- Spacious Sitting Room and Separate Family Room
- Three Double Bedrooms and Two Bathrooms

A characterful Grade II Listed threshing barn occupying an idyllic rural setting on the edge of the village, with stunning views and countryside walks from the doorstep. The barn sits on a secluded plot and has excellent parking and a sizeable double garage, which has potential to be extended, subject to planning permission being granted. The pretty rear garden faces south and has been landscaped around a central circular lawn. A gate from the garden leads through to a fenced paddock.

The feeling of light and space is immediate - as you enter the barn there is a sizeable, vaulted dining hall providing a magnificent and flexible reception space with exposed beams, full-height windows and French doors to the garden. The generously-proportioned sitting room includes a study area, and a feature brick fireplace with a wood-burning stove. The family room/study could double as an occasional fourth bedroom. The bespoke farmhouse kitchen/breakfast room includes a dual plate Rayburn cooker and granite work surfaces, together with an adjoining utility room and cloakroom.

On the first floor, the amazing galleried landing is a particular feature of the property with countryside views in two directions. There are three double bedrooms, including a





spacious principal bedroom suite with a dressing area and bathroom, with a freestanding bath and shower cubicle. There is a Jack-and-Jill bathroom linking the other two bedrooms.

The gardens and grounds are a particular feature of the barn and provide a beautiful setting having been landscaped to take full advantage of the south-facing aspect to the rear. There are a variety of areas of interest, each with a colour theme, together with young and mature trees and a brick terrace providing an ideal outside seating area. A gate through a mature hedgerow leads to an area of lawn and the paddock beyond. A private driveway to the front provides ample parking and access to the detached double timber clad garage and workshop. The garage is not listed and could potentially be altered to create additional ancillary accommodation, subject to planning consent being granted.

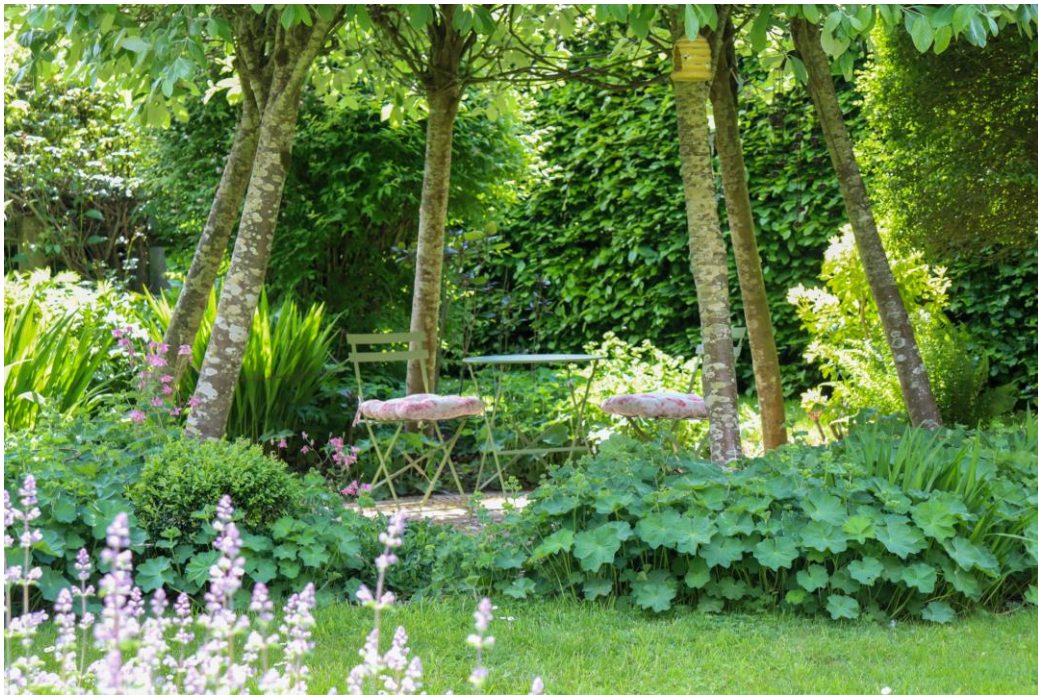
The peaceful hamlet of Lower Wield is situated on the edge of the Candover valley and surrounded by some of the most beautiful unspoilt countryside in Hampshire. Village amenities in Wield include a 12th century church, cricket club, award winning Yew Tree public house, and winery. There is also a further shop/post office and excellent primary school in nearby Preston Candover. Other centres within easy reach include the attractive Georgian town of Alresford, Cathedral City of Winchester and Basingstoke which has a fast and frequent commuter service to London Waterloo in about 45 minutes. There is also access on to the M3 motorway to London which also links with the M25 orbital motorway and the airports.

SERVICES

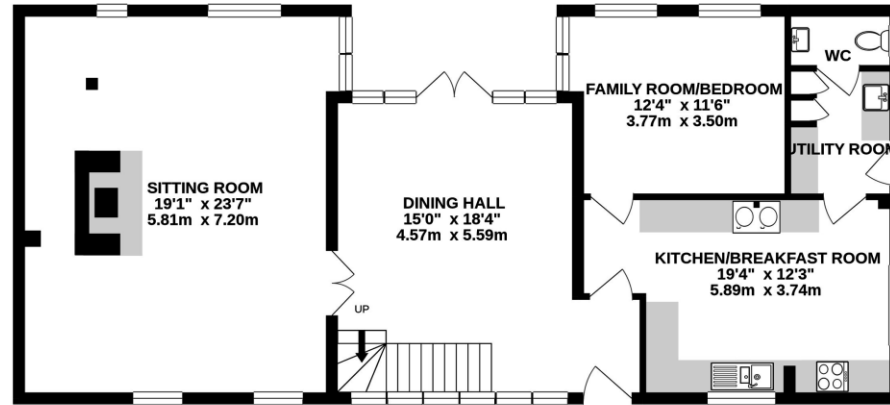
Mains water and electricity are connected. Oil-fired central heating. Underfloor heating in the dining hall. Private septic tank drainage. Good broadband connection.

LOCAL AUTHORITY INFORMATION

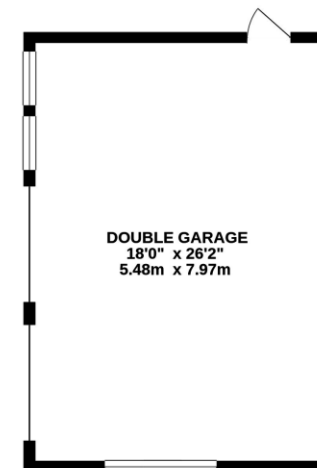
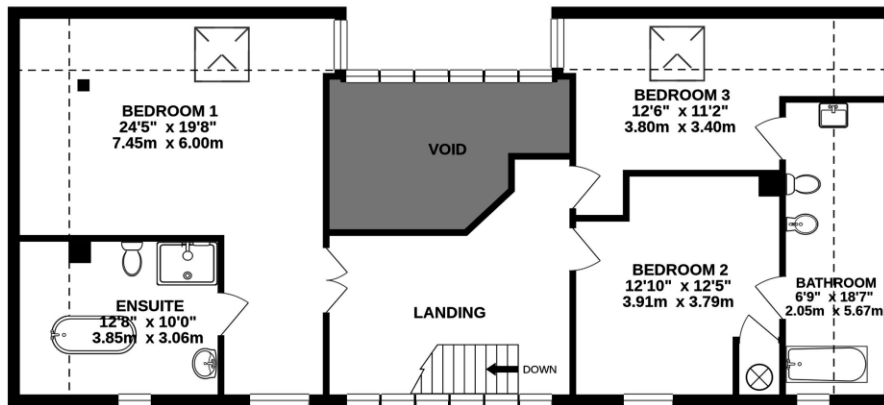
East Hampshire District Council
Council Tax Band: G



GROUND FLOOR
1646 sq.ft. (152.9 sq.m.) approx.

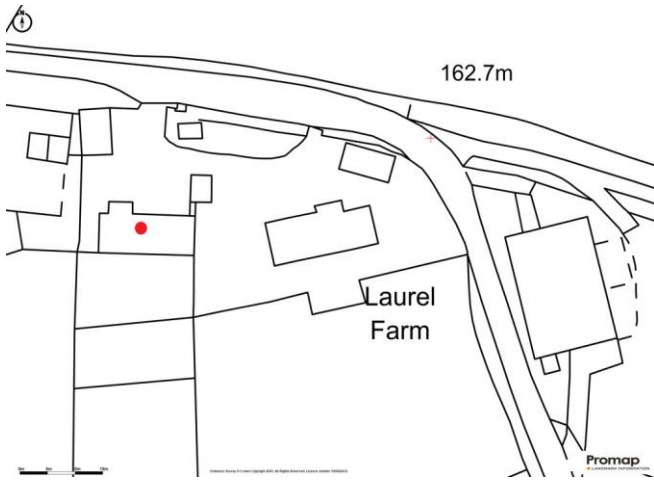


1ST FLOOR
1084 sq.ft. (100.7 sq.m.) approx.



TOTAL FLOOR AREA : 2730 sq.ft. (253.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	67	80
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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DIRECTIONS

From Alresford, proceed north towards Old Alresford, following the B3046. After Old Alresford, turn right towards Wield and Armitage and follow this road for a few miles, going past the turning to Upper Wield. On reaching a 'T' junction, turn right and then first left. Take the next turning left towards Lower Wield going past 'The Yew Tree' public house. Take the next turning right and follow the road. At the signpost, turn right towards Bentworth and Medstead. Thatch Barn will be found after 150m on the right hand side.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.