



At home in Northington

The Barn, Northington Down

ALRESFORD, HAMPSHIRE, SO24 9TZ

Offers In Excess Of £1,500,000

- Stunning Conversion of a Flint Barn
- Enormous Central Living Space
- Versatile 'Upside Down' Accommodation
- Five Bedrooms and Four Bathrooms
- Garage and Parking
- Beautiful South-Facing Gardens

An amazing conversion of a flint barn built in 1885 offering over 4,600 feet of versatile living space. Set in a lovely rural location a few miles north-west of Alresford on the edge of the beautiful Candover Valley, The Barn has a lovely southerly facing garden with mature planting and a high hedge that affords it a great deal of privacy and seclusion. The property is beautifully presented throughout, with character features, modern bathrooms, and a huge living room with a stunning vaulted ceiling.

The accommodation is 'upside down' with the bedrooms on the ground floor and the living space upstairs. The barn is entered via a large glazed lobby, with access to two double bedrooms, one of which has an en-suite shower room, a further bedroom, family bathroom and utility room. Off the entrance hall, there is a large boot room, boiler room, and a long garage.

Stairs lead to the first floor and into the focal point of the property, the enormous living room with vaulted ceiling measuring 39 x 28 feet, which is used as a dining/sitting room. A balcony looks south over the garden, with steps down to a terrace seating area. The living space is open-plan to the fitted





kitchen, which features a large walk-in larder, and a door to a study. At the other end of the living room, stairs lead down to the principal bedroom, which has an extensive range of fitted wardrobes, a dressing room and an ensuite bathroom. Stairs from the living room lead up to a galleried landing used as a library, the fourth bedroom and a shower room.

The stunning garden enjoys a sunny, south-facing aspect. The garden has been landscaped to maximise the benefits of its sunny aspect, with varied planting of trees and shrub borders. There is a paved seating area and a garden pond, with the remainder of the garden laid to lawn. It is surrounded by a mature hedge that allows plenty of privacy and seclusion.

Northington is an ancient settlement to the north west of Alesford. For road users, there is good access to the M3, A34 and wider road network. The rail station at Micheldever has a direct line to London. Heathrow airport is just over an hour away by road, whilst Southampton airport is closer by and offers a good choice of flights to European cities.



SERVICES

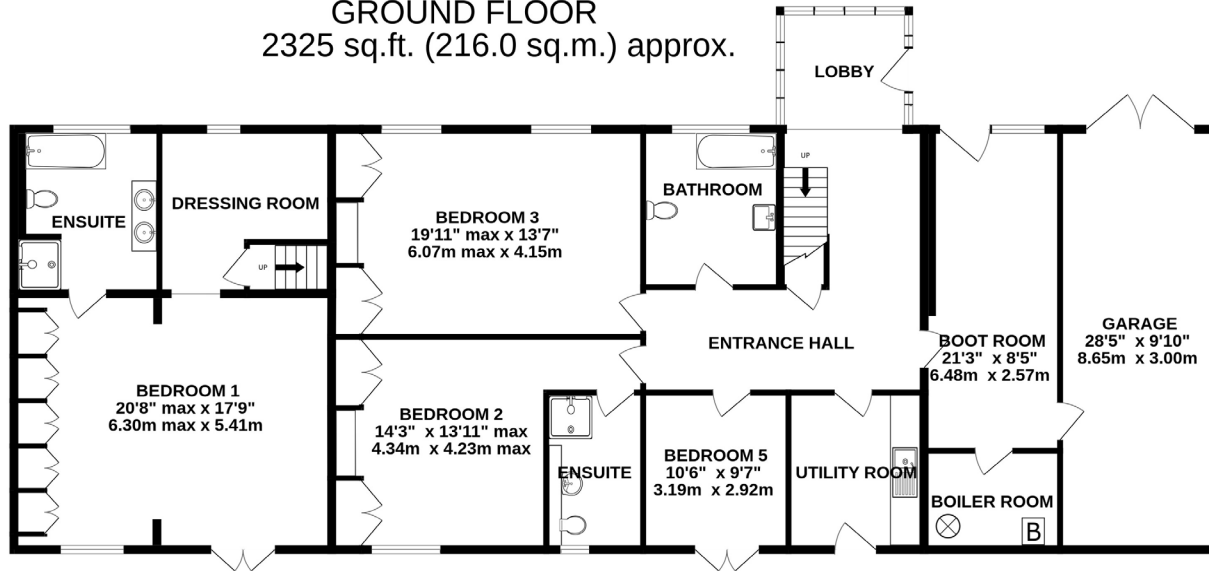
Mains water and electricity connected. Oil-fired central heating and private drainage.

LOCAL AUTHORITY INFORMATION

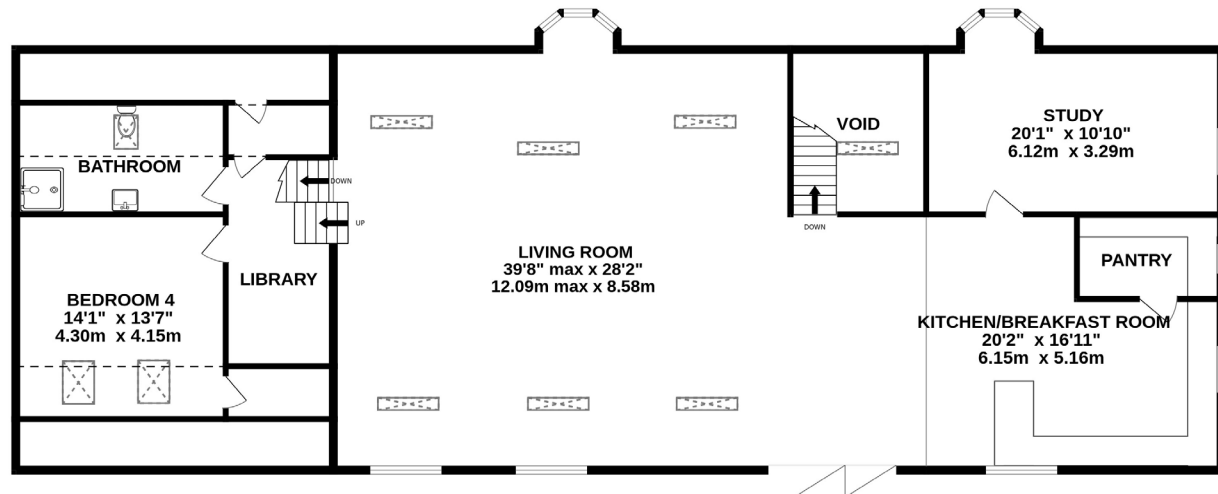
Winchester City Council
Council Tax Band: G



GROUND FLOOR
2325 sq.ft. (216.0 sq.m.) approx.

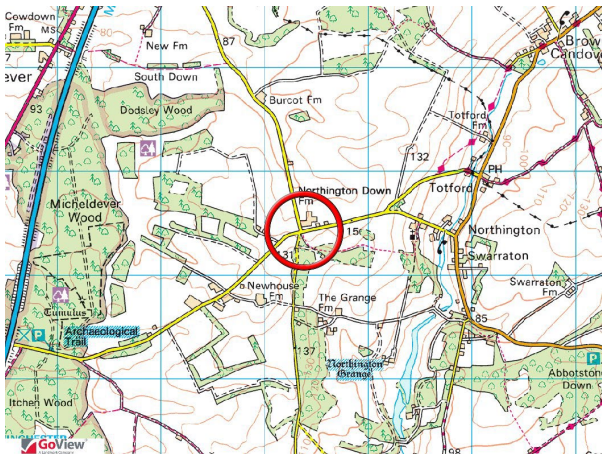
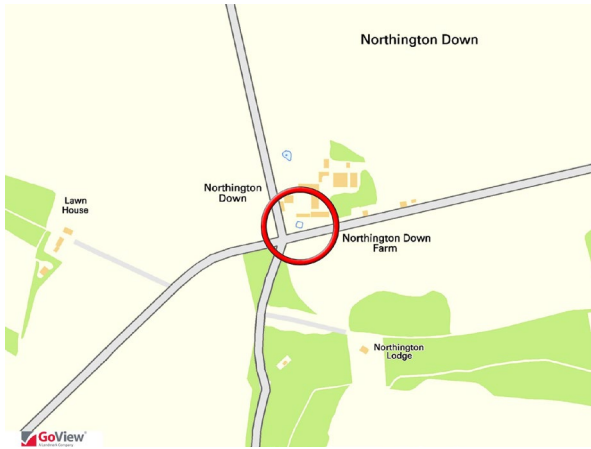


FIRST FLOOR
2292 sq.ft. (213.0 sq.m.) approx.



TOTAL FLOOR AREA : 4618 sq.ft. (429.0 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
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	73
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

DIRECTIONS

From Alresford, proceed out of the town along Broad Street in the direction of Basingstoke on the B3046. Follow this road for about 4 miles, going through the village of Old Alresford. After entering Swarraton and passing The Grange, turn left to Northington. Proceed ahead going up the hill. At the T junction turn left and follow this road for about 0.6 of a mile. The Barn will be found on the right, shortly before the right turn to East Stratton.

No. 11 Broad Street, Alresford, Hampshire, SO24 9AR

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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.