

  
Hellards



*At home in Bramdean*



# The Dairy, 4 Upper House Farm

WOODLANDS, BRAMDEAN, ALRESFORD SO24 0HW

## Guide Price £1,195,000

- Stunning Single Storey Barn Conversion
- Select Development in Beautiful Rural Setting
- Immaculately Presented Throughout
- An Abundance of Living and Entertaining Space
- Covered Car Barns, Allocated & Visitors' Parking
- Landscaped Gardens and Views over Fields

An exceptional single storey barn conversion, set within a small development in a delightful rural location. The Dairy is presented to a very high standard, and has a natural flow to the space, with character features including vaulted ceilings and period-style oak doors. The landscaped garden benefits from being private and secluded, and enjoys an attractive south-westerly aspect over fields. The property sits on a 1/3 acre plot, with two car barns, driveway parking and additional visitor parking. Upper House Farm was a working farm until 1992. In 1997 the farm buildings were turned into a group of distinctive, individual dwellings, set around a central courtyard.

The front door opens to a welcoming dining hall, with flagstone flooring and a vaulted ceiling. A door leads through to the beautiful kitchen, with similar flooring and a vaulted ceiling. The bespoke kitchen cabinetry is by The English Kitchen Company, with a matching island unit and a mixture of fitted and free-standing appliances, included in the sale. Doors open to the central courtyard and garden terrace. The spacious sitting room features a bespoke fitted bookcase, wooden flooring, vaulted ceiling, a wood-burning stove in a brick surround, and bi-fold doors to the garden.

The principal bedroom enjoys views of the garden, and has a vaulted ceiling with exposed timbers. It has its own en-suite bathroom with separate shower, and a dressing room, with fitted wardrobes and a loft hatch and fitted ladder, allowing access to a







storage room above the bathroom. The second bedroom has exposed timbers, and its own en-suite bathroom with a hatch to a loft storage area. The third bedroom includes a useful, bespoke wall storage/shelving unit. Paddle stairs lead up to a mezzanine level above. A modern shower room is located off the dining hall.

Outside, there is gravelled driveway parking by the front door, a covered car barn adjoining the property, and a separate car barn parking area with a lockable storage room. The garden has been landscaped to make the most of its sunny aspect, with a large paved terrace adjoining the rear of the property. The garden is mainly lawned, with a selection of small trees, and low hedging and fencing allowing attractive views over the fields beyond. The working part of the garden includes a vegetable garden with paved paths, a greenhouse, shed and further parking area behind a 5-bar gate.

Woodlands is a tranquil, semi-rural location, set within The South Down National Park, 6 miles from Alresford and 7 miles from Petersfield. The area is surrounded by rolling farmland and downland. The A272, which runs nearby, provides a direct link to the Cathedral city of Winchester which has many excellent amenities including a mainline station to London Waterloo and access on to the M3 north to London or south to the M27 coastal motorway and the ferry ports. To the east, Petersfield has good shopping facilities and access on to the A3. Within a short drive the A272 joins the A32 at the West Meon Hut providing fast access to several towns including Alton, Fareham, Southampton and Portsmouth.



## SERVICES

Mains electricity is connected. Mains water from Portsmouth Water is supplied to the 8 properties via a pumping station close to the West Meon Hut. There is a shared septic tank drainage system in place. Oil-fired boiler - the oil tanks for the properties are located in a nearby communal area. Superfast broadband is available. The drainage field behind the property was installed circa 2014 and is held by the management company on a 99 year lease from the landowner, Northbrook Estates.

## LOCAL AUTHORITY INFORMATION

Winchester County Council  
Council Tax Band: G









**APPROXIMATE GROSS INTERNAL AREA = 1965 SQ FT / 182.6 SQ M**

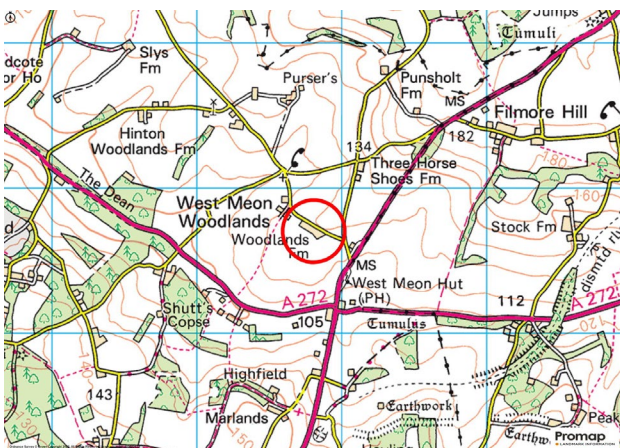
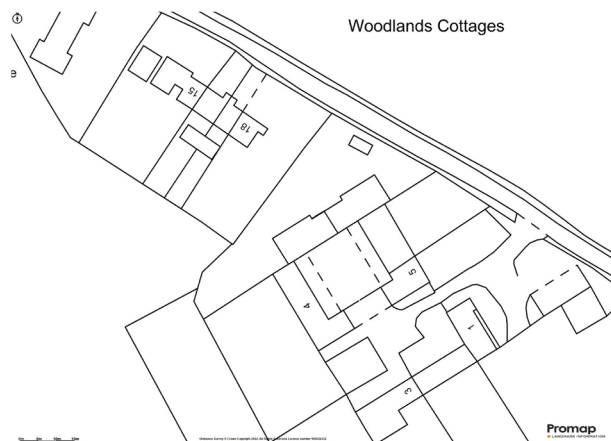
**EXTERNAL STORE = 24 SQ FT / 2.2 SQ M**

**TOTAL = 1989 SQ FT / 184.8 SQ M**

**(INCLUDING MEZZANINE / EXCLUDING CARPORT)**

**NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2024 ©**

**Produced for Hellards**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	55	64
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## DIRECTIONS

From Alresford, proceed through Bishops Sutton. At the roundabout with the A31, take the 2nd exit into Old Park Road, signposted Bramdean. Proceed ahead for 1.5 miles. At Bramdean Common turn left, signposted Petersfield. Follow the road for about 2 miles, turning left at the sharp bend and going past the chapel, on the right. After a short distance, Upper House Farm will be found on the right hand side  
 ///What3words: marinated.faces.helped

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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.

