



Nightingale Barn , Cole Henley, Whitchurch, RG28 7QD
Asking Price £1,150,000



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PROPERTY DESCRIPTION BY Mr Nick King

Nightingale Barn is a breathtaking grade II listed barn conversion, nestled in a picturesque rural location, surrounded by rolling countryside and offering expansive, far-reaching views. Set in 3 acres and originally built in the 1800s, this detached barn has been thoughtfully transformed to the highest standards, maintaining the property's original charm while combining modern and stylish living spaces. Exposed beams, brick and flint walls retain the character of the barn, while natural materials and large windows flood the interior with natural light. The lounge, with its impressive double-height ceiling, is a standout feature. The layout is well-designed, featuring an entrance hall leading to a cloakroom/WC and utility room, an open-plan kitchen/dining area, and a spacious lounge at the rear. Upstairs, there are three generously sized double bedrooms, two of which have en-suite bathrooms, as well as an additional family bathroom. The master bedroom includes a dressing room and also boasts double-height ceilings.

Situated in the rolling hills of The North Wessex Downs AONB the property is accessed via a private electronic gated driveway and offers ample parking above the house and a range of outbuildings.

The equestrian facilities include an open-fronted barn with four internal sliding door stables, with concrete insulated floors, hay and storeroom. There are three acres of paddocks with field shelters, and a fenced area that could be ideal for a grass school. The house is complemented by beautifully landscaped gardens, including an enclosed gravel courtyard, vegetable plots, and a wooded area. Several log cabins scattered throughout the grounds offer peaceful retreats for relaxation, including a large summerhouse with power and water.

The property is offered for sale with no onward chain.





Cole Henley is a hamlet located in the North Wessex Downs Area Of Outstanding Natural Beauty. The hamlet is conveniently situated 11 miles south of Newbury, 13 miles north of Winchester, and 13 miles west of Basingstoke. Nearby Whitchurch (2 miles) has a wide range of amenities, including; convenience stores, doctor's surgery, dental practice, veterinary clinic, coffee shops and public houses. Whitchurch boasts Good and Outstanding OFSTED-rated schools along with a nursery. Further educational establishments are also offered in neighboring Newbury, Winchester and Basingstoke. There is a direct train line from Whitchurch Station (1.5 miles) to London Waterloo, with easy access to the road links of the A34 and A303.



Nightingale Barn Cole Henley Whitchurch, RG28

Approximate Gross Internal Area = 176.1 sq m / 1895 sq ft
Outbuildings = 90.0 sq m / 968 sq ft
Total = 266.1 sq m / 2863 sq ft



PRODUCED FOR GRAHAM AND CO

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. © Emzo Marketing (ID1167329)

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	Current	Potential
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(55-68) D		
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(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		



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