



Paddys Barn
Segars Lane | Twyford | Winchester | Hampshire | SO21 1QJ

PADDYS BARN



KEY FEATURES

Luxurious 17th century Grade II Listed semi-detached barn conversion nestled in the picturesque village of Twyford.

Welcome to a timeless retreat tucked away at the end of a tranquil country lane. This remarkable property boasts a rich history, having been originally built in the 17th century and masterfully converted in 1991. Embracing the charm of its heritage, the exterior showcases striking black shiplap and stock bricks, exuding an air of sophistication.

Upon entering through the stable door, you're greeted by an inviting open-plan farmhouse kitchen and dining area adorned with classic flagstone floors and a charming pantry. The space seamlessly flows into an incredible sitting room, featuring exposed oak beamed vaulted ceilings and a cosy log burning stove, perfect for evenings of relaxation.

The main bedroom suite offers a serene escape full of character with an en-suite shower room and fitted wardrobes. From the open-plan kitchen and dining room a staircase leads to a galleried landing adorned with oak beams. Two additional double bedrooms boast vaulted ceilings and oak beams, creating spaces filled with character and warmth. A family bathroom with a luxurious bath completes the accommodation, offering comfort and style.





























Step outside the stable door to be greeted by landscaped gardens that offer breathtaking views of the South Downs. For outdoor entertaining, a delightful seating area with a pergola draped in wisteria creates an idyllic setting for moments of relaxation. A charming covered hazel hurdle seating area overlooks a wonderful pond, inviting guests to indulge in the tranquillity of the surroundings.

The property also boasts exceptional equestrian facilities, including circa 10 acres of natural herb-rich grazing divided into four well-drained paddocks. With seven 12 x 12 Windsor Stables and hardstanding for horseboxes, trailers and parking, this estate is a haven for horse enthusiasts. Mains connected double water troughs, electric fencing, and year-round turnout ensure the utmost convenience and care for the horses. There is plenty of room to build a menage and a horse walker, although the current owners prefer to school and jump in their designated schooling paddock, as the ground is flat and well drained. Furthermore, two expansive barns, one currently a workshop, could with the relevant planning permissions convert into an annexe or integrate to create an incredible family home. The location offers access to an array of bridleways, providing incredible hacking opportunities in the surrounding areas, including Shawford, Compton, Owlesbury, Marwell, Hensting Lane, Longwood, Cheesefoot Head, and the South Downs. Plus, nearby showgrounds of Sparsholt College.

Set against the banks of the crystal-clear waters of the River Itchen Navigation, this property harmonizes history, comfort, and the allure of the countryside, promising an unparalleled lifestyle in a secluded yet accessible location. Whether you seek a tranquil sanctuary or dream of an equestrian haven, this remarkable residence stands as a testament to timeless elegance and rural sophistication.



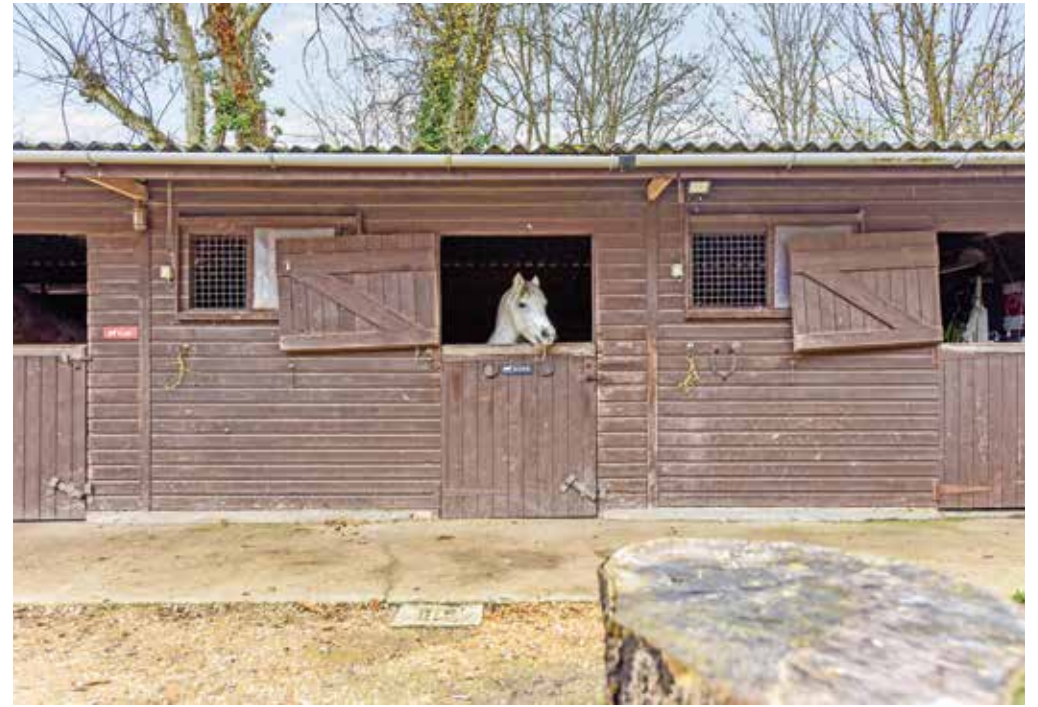
Twyford village boasts great amenities and community spirit. The New Forest and the south coast are a short distance away. Plus, there are excellent private and state schools locally, including Twyford Preparatory School and Winchester College. Twyford has fantastic transport links, it is an hour to London and is commutable by road or rail, with Shawford Train Station three quarters of a mile away (10/15 minute walk), plus Winchester fast routes (15 minutes' drive). Winchester is the ancient capital of England, with all its history, a city town, great eateries, and shopping. Twyford is situated in the South Downs National Park and resides in an area of outstanding natural beauty with the River Itchen running through the village. There is also lots of wonderful walks and riding on your doorstep.

The adjoining property is also available for sale.

Bullet Points

- Equestrian
- Waterside
- Grade II Listed converted barn
- Three double bedrooms
- Two reception rooms
- Stables & paddocks
- Circa 10 acre plot
- Village location







Services, Utilities & Property Information

Utilities - Mains gas, electricity, water, and drainage.

Mobile Phone Coverage - 4G mobile signal is available in the area, we advise you to check with your provider.

Broadband Availability - Ultrafast Broadband Speed is available in the area, with predicted highest available download speed 1,000 Mbps and highest available upload speed 1,000 Mbps.

Special Note - There are covenants on the property - please speak with the agent for further information.

The property is situated over multiple titles.

Situated in a conservation area (South Downs National Park).

The neighbouring farm has access over the land.

The driveway has shared access with the neighbouring property.

Construction Type - Non-standard - Oak Frame, Brick & Tile

There are 2 parking spaces available in the barn, and approximately 6+ off-road parking spaces.

Tenure - Freehold

Local Authority

Winchester City Council

Council Tax Band E

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 01962 600691.

Website

For more information visit <https://www.fineandcountry.co.uk/winchester-estate-agents>

Opening Hours:

Monday to Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 4.30 pm

Sunday By appointment only



APPROXIMATE GROSS INTERNAL AREA = 1560 SQ FT / 145.0 SQ M
 OUTBUILDING = 2920 SQ FT / 271.3 SQ M
 TOTAL = 4480 SQ FT / 416.3 SQ M



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID1036113)
 Produced for Fine & Country



EPC Exempt
 Council Tax Band: E
 Tenure: Freehold

Offers over £1,500,000

Agents notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. Printed 17.01.2024





FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home



PAULA SILVA
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After being in Wedding and Events Management, Interior design, and Property Development, coupled with my fascination for property, I realised that if I combined all my skills together, they would equate to me making my mark as a property specialist.

After having been a former client of 'Fine & Country', I decided that this was the property route for me, and I can honestly say that I have never looked back.

I understand how frustrating and stressful the whole process of buying and selling property is. My personality is to nurture, and problem solve, take control if that's what's needed, and hopefully make a difference in the industry. Fine & Country allows me to be myself, be creative with marketing ideas, be there from start to finish and tailor everything specifically to you - for you.

At Fine & Country, our approach is very refreshing. We are more of a 'hold your hand' agency, than an aggressive, numbers driven company, which fits more with my personality. I love what I do and thrive on making a difference with our client's property ventures.

The luxury property market really excites me and being an Equestrian lover with two horses of my own, the Equestrian property market is also very much of interest to me.

I live in Romsey, with great knowledge of the area and am thrilled to be able to tailor our bespoke packages to you, offering you the best service possible, therefore helping you achieve your property goals and dreams.



THE FINE & COUNTRY
FOUNDATION

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