



# THE THRESHING BARN

Stocks Lane, Privett, Alton, Hampshire GU34 3NZ





# THE THRESHING BARN

Stocks Lane, Privett, Alton,  
Hampshire GU34 3NZ

A beautiful barn  
conversion in peaceful  
countryside with  
rural views

## Accommodation

5 double bedrooms | 2 reception rooms |  
Large open plan kitchen/sitting/dining  
room | 4 bathrooms | 1 bedroom  
self-contained annexe | Open bay garage  
building with office and workshop | Large  
utility room | Galleried entrance hall  
0.8 acres of landscaped gardens

Petersfield 6.6 miles, Alton 10 miles,  
Winchester 13.4 miles, Guildford 29 miles,  
London 63 miles  
(Mileages are approximate)



SALES & LETTINGS

PLANNING & DEVELOPMENT

RURAL CONSULTANCY

ARCHITECTURE & DESIGN





## THE THRESHING BARN

The Threshing Barn is an 18th century barn which was converted in 2006 creating a fabulous house with beautiful period features. The stunning galleried entrance hall with two symmetrical staircases leading to the first floor has real wow factor and the huge kitchen/dining/sitting room is open to the hall creating a hub of the home so suitable for modern day living. A generous utility room with door to outside is another great feature for today's families. The first-floor drawing room benefits from far-reaching countryside views and has a woodburning stove for cosy winter evenings. There are three bedrooms, two bathrooms and separate WC on the ground floor and two bedrooms with a family bathroom and ensuite bathrooms upstairs. There is also a self-contained one bedroom, ensuite annexe which is a versatile space for any buyer.

A large gravel driveway with ample space for parking leads to the front door and also to the open bay garage with workshop and office. An attractive terrace on the southern side of the house leads out to the large lawn with flower and shrub borders and hedging surrounds the whole area ensuring privacy. There is also a vegetable garden, summer house, greenhouse and a large garden shed.

## SITUATION

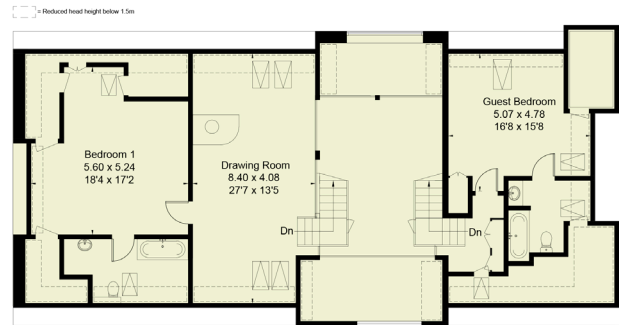
The property lies in the heart of the South Downs National Park and is set back from a quiet country lane in the popular village of Privett where there is a church and a village hall. There is a shop at the West Meon Hut crossroads just 1.2 miles away and the larger villages of West Meon, East Meon and Froxfield are all close by. Petersfield and its comprehensive facilities including a mainline station is just 6.6 miles away and Winchester 13.2 miles. The A3 at Petersfield provides good regional transport to Guildford and the M25 and at Winchester the M3/A34 links to Southampton and the North. There are plenty of well regarded in both the private and state sectors, notably Bedales, Churcher's and The Petersfield School, Alton College, Winchester College, St Swithun's and Peter Symonds. The surrounding countryside is crisscrossed by footpaths, bridleways and cycles paths including the South Downs Way.



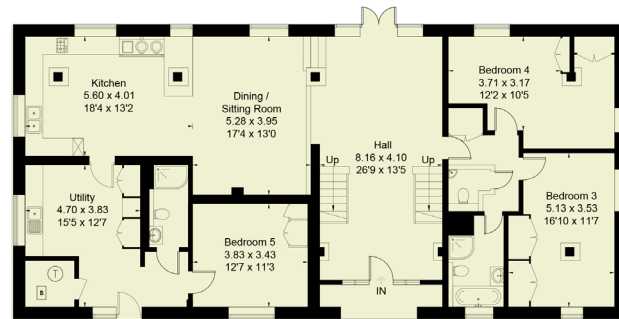


Approximate Floor Area  
 Main House = 280.0 sq m / 3014 sq ft  
 Office = 15.6 sq m / 168 sq ft  
 Annexe = 31.3 sq m / 337 sq ft  
 Total = 326.9 sq m / 3519 sq ft

Not to scale. For identification purposes only.



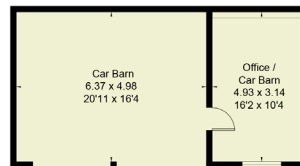
First Floor



Ground Floor



Annexe  
 (Not Shown In Actual  
 Location / Orientation)



Office / Car Barn  
 (Not Shown In Actual Location / Orientation)

## GENERAL REMARKS

### Directions: GU34 3NZ

From Petersfield take the A272 towards Winchester for 6.5 miles and 100 yards beyond the old railway bridge turn right into Stocks Lane. You will find the entrance gate to The Threshing Barn on the left hand side after about 0.4 miles.

### What3Words

///hobby.craftsmen.pebbles.

### Method of Sale

The property is offered for sale by private treaty.

### Services

Mains water via a private farm supply, electricity, and private drainage. Oil fired boiler for hot water and underfloor heating and LPG gas bottles for kitchen hob.

### Agents Note

- Mobile phone coverage: Indoor limited / Outdoor likely according to Ofcom.
- Broadband: Fibre to premises.
- Mining/Flood Risk - Very Low

### Local Authority

East Hampshire District Council  
[www.easthants.gov.uk](http://www.easthants.gov.uk)  
 Tel: 01730 266551

**Council Tax**      **EPC**  
 Band G              C69

### Construction

Oak framed building with brick elevations to ground floor and tiled roof

### Viewings

By appointment with BCM LLP only.

### Selling Agent

BCM Wilson Hill  
 4 Lavant Street, Petersfield, Hampshire GU32 3EW  
 t: 01730 262600 e: [petersfield@bcmwilsonhill.co.uk](mailto:petersfield@bcmwilsonhill.co.uk)

### IMPORTANT NOTICE

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**NB** These particulars are as at June 2025.

### Petersfield

01730 262 600

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**Further offices at:** Winchester | Isle of Wight | Oxford

[bcmwilsonhill.co.uk](http://bcmwilsonhill.co.uk)

