



D R O V E B A R N

Old Alresford, Hampshire, SO24 9TB



DROVE BARN

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Alresford 1.4 miles | Winchester 8 miles
Alton 12 miles
London Waterloo from Winchester – 57 minutes
(Mileages and times approximate)

A unique opportunity to acquire 3.5 acres of land with a large 6 bay barn with consent for agricultural and forestry use, with a 3-bedroom barn conversion close to Alresford.

Main House

Entrance Hall | Open plan kitchen, dining and living room
Utility Room and WC | Main bedroom with en suite bathroom
Two further double bedrooms | Family bathroom.

Outside

South facing terrace area | Large 6 bay barn | Hardstanding Paddock | Woodland | Additional Containers potentially available

In all about 3.5 acres (1.416 hectares)



DROVE BARN

Drove Barn is a recently constructed, 3-bedroom detached barn style house finished to a high standard, set within a plot extending to 3.5 acres, with a large 6-bay barn, hard standing, paddock, woodland and with 2 roadside access points. The plot is very private with fence and hedging all around and enjoys superb views across the water meadows over to Alresford.

The property is ideal for anyone looking for buildings and land suitable for an agricultural or forestry based business with a well-appointed, modern house.

The house itself comprises of the open plan kitchen, dining and living room with bi-fold doors opening out onto the south facing terrace. The kitchen is a Howdens Dove Grey which features solid ash framed door and drawer fronts, stainless steel Rangemaster cooker and integrated appliances. The main bedroom is a generous double bedroom with en suite featuring a bath, shower bidet and WC. Bedrooms 2 and 3 are both good double bedrooms and there is also a family bathroom.

There is a tiled solid floor throughout and underfloor heating to each room. The property also features CAT 5 wiring and hard-wired internet connection to every room. The property has a grey steel roof, oak clad walls and bespoke solid oak hand crafted front and back doors and oak framed porchway.

OUTSIDE

There is a large gravel area approaching Drove Barn, with double gates leading into the yard, in front of the house leading down to the 6-bay barn. There is also an additional access from the yard onto the lane, and there is ample space for machinery to park and turn. The 6 bay, steel framed barn has 5 enclosed bays with reinforced concrete floors. A further open bay with dirt floor. There is 3 phase electrics to the barn and a mezzanine floor with staircase.

Below and around the yard is a grass area, and behind the barn is an area of woodland. The yard and barn have been used for agricultural and forestry purposes and would lend itself ideally to someone looking for a property for this purpose.

SITUATION

Drove Barn enjoys a superb setting, on the edge of Old Alresford along a quiet lane surrounded by open countryside. The property has an elevated position affording far reaching views across the water meadows behind the market town of Alresford.

The location of the barn is highly convenient, with easy access to the A31 and Alresford itself. Alresford is a picturesque Georgian country town with a wonderful range of facilities including restaurants, coffee shops, boutique shops and convenience stores. It is surrounded by the open countryside of the South Downs National Park. Attractions include the Watercress Line, Alresford Golf Club and an active and vibrant local community. There are schools for infant, junior and secondary education. The Cathedral city of Winchester is just a few miles away and there is easy access to the south coast, London and the midlands. There are mainline railway stations to London from Winchester and Alton, Southampton airport is also nearby.





GENERAL REMARKS AND STIPULATIONS

Method of Sale

The property is offered for sale by private treaty.

Rights of Way

There is a public footpath running across the bottom of the field.

Services

Private water, mains electricity and private drainage (sewage treatment plant). Oil Central heating.

Tenure

Freehold with vacant possession.

Overage

The property is subject to a development overage clause. Please refer to the agents for further information.

Local Authority

Winchester City Council

Postcode

SO24 9TB

Directions

From Winchester take the A31 to Alresford and Alton. At the first roundabout take the first exit signposted to Alresford. Follow this road until entering the town. After passing under an old railway arch, take the first left into Drove Lane. Follow the lane, bending sharply to the right. Drove Barn will be found on the right hand side, just before the lane joins Abbotstone Road.



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Viewings

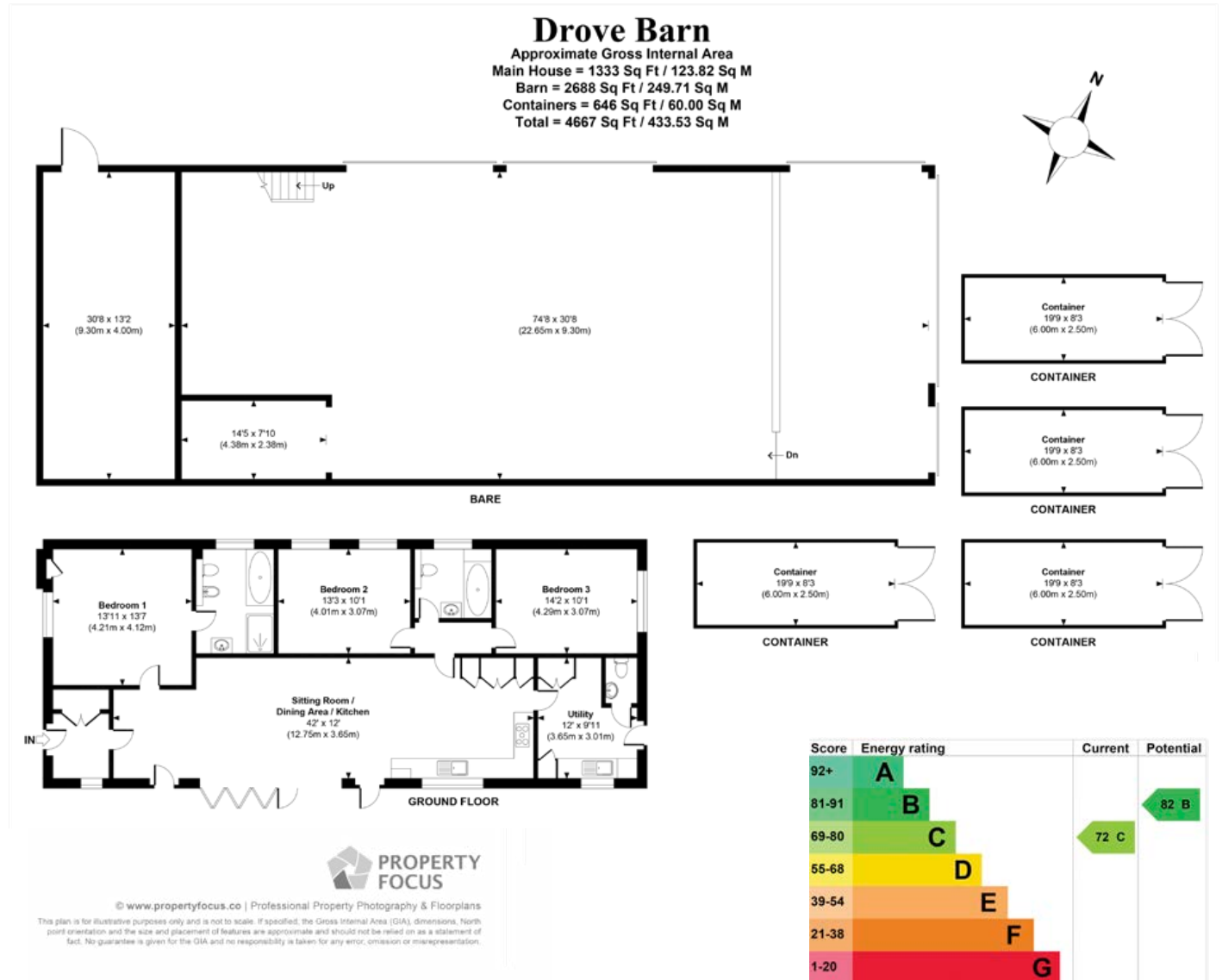
By appointment with BCM LLP only.

Selling Agent

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NB These particulars are as at September 2023



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