

2 BARLEY FIELDS

High Street, Shirrell Heath, SO32 2JX

Asking Price £775,000

WELLER
PATRICK



PROPERTY FEATURES

Attractive and spacious detached family home in the popular semi-rural village of Shirrell Heath

Sitting Room • Family Room • Kitchen • Breakfast / Dining Room • Utility room • Study

Four Bedrooms • Two En-Suites • Family Bathroom

Good Size Garden • Driveway Parking • Garage



DESCRIPTION

We are delighted to offer for sale this spacious four bedroom detached family home situated within a desirable semi rural village a short distance from Bishops Waltham.

The property benefits from well-proportioned accommodation with features which include a superb kitchen and breakfast/dining room, sitting room, study, large family room, utility and good sized bedrooms including both master and guest bedrooms with en-suites and a family bathroom.

The property offers a good sized garden, a spacious driveway with ample parking and a garage.

The accommodation has a light, spacious feel with the kitchen and breakfast/dining room being a feature and opening onto the patio at the rear. The sitting room also opens onto the patio and garden.

The ground floor also includes a welcoming hallway, a study at the front of the property, cloakroom and under stairs storage.

The first floor comprises of four bedrooms, delivering on space with the master bedroom having an en-suite shower room. The guest bedroom is also en-suite and there is a family bathroom.

Situated in the village of Shirrell Heath, the property benefits from being a short distance from nearby schools including St Johns Primary, Swanmore Primary and Swanmore Secondary.

The highly regarded country town of Bishops Waltham is within a short drive and offers a range of shops and amenities including coffee shops, hairdressers, bars and restaurants from its traditional and historic town centre. The major South Coast centres of Winchester, Southampton and Portsmouth. The M3, M27 and A3M road networks are all easily accessible.

Viewing is highly recommended.

DIRECTIONS

From Bishops Waltham take the B2177 to Waltham Chase. At the traffic lights in Waltham Chase turn left onto Forest Road. Continue to the end turning right onto Gravel Hill. Proceed up the hill and continue on. Barley Fields will be seen on the right just past Solomons Lane. Turn into Barley Fields and No2 is the second house on the left.

Particulars prepared 23rd April 2025

LOCAL AUTHORITY AND SERVICES

Winchester City Council

Council tax band F

Services Mains electricity, gas, water and drainage.

VIEWINGS

By appointment through Weller Patrick.

Tel: 01489 893555

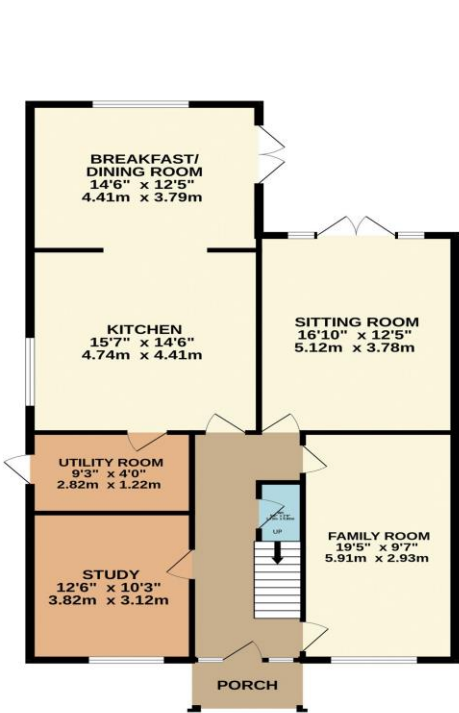




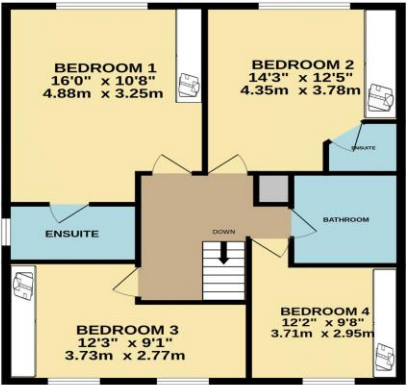
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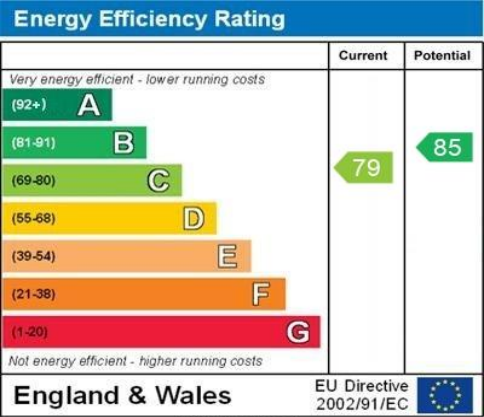
GROUND FLOOR
1479 sq.ft. (137.4 sq.m.) approx.



1ST FLOOR
799 sq.ft. (74.3 sq.m.) approx.



TOTAL FLOOR AREA : 2278 sq.ft. (211.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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