



Barnwood

Trampers Lane | North Boarhunt | Hampshire | PO17 6DG

FINE & COUNTRY

STEP INSIDE

Barnwood | £1,500,000 | Freehold

Barnwood is an extended family home with the accommodation arranged over three primary floors, it is set back from the road and from the upper floors there are far reaching views towards the Forest of Bere at the rear and with farmland and woodland to the front. The living space has 4068 sq ft of accommodation (inc. garaging and outbuilding) and comprises; hallway, dining room opening onto 33' open plan living room/fitted kitchen with bi-folding doors leading onto the rear garden and a square opening leading to study area there is also a family room, separate utility room and walk-in pantry. On the first floor are four double bedrooms, one having an en-suite shower room, a luxury bathroom including Jacuzzi bath and large walk-in shower area. On the top floor is a master bedroom, bathroom (not fitted) and large dressing room / bedroom six. The grounds extend to 0.61 of an acre with a gated driveway leading to T shaped turning area and double garage, the rear garden backs onto open fields and paddocks. Offered with LPG fired central heating, double glazing, some underfloor heating, fully fitted kitchen, floor coverings and being located in a semi-rural hamlet, yet within easy access of local amenities, this home is located equidistant between the historic villages of Southwick and Wickham which are approximately three miles away in either direction.

Wickham is an historic market town (Hampshire Village of the Year 2007), with its renowned village square and variety of highly regarded restaurants, pubs and small shops as well as a number of historic buildings, there are also attractive walks along the dis-used Droxford railway line, the water meadows and Forest of Bere, settled in the Meon Valley, Wickham is some twelve miles equidistant from Winchester, Portsmouth and Southampton. Southwick is also an historical and picturesque

village where the majority of properties are still owned by the Squire, whose ownership can be traced back to the 16th century, Southwick House was the location where Eisenhower and Montgomery planned to give the order for the D-Day landing and the village holds the Southwick Revival annually in early June. The highly regarded Droxford Junior School (7-10 year olds) is within catchment as is Swanmore College of Technology as a secondary school.

ENTRANCE: Lowered kerb leading to twin wooden gates with hedges to either side leading to T shaped car parking and driveway with fenced area hiding propane gas cylinder, lawned garden with mature shrubs, evergreens and bushes, steps leading to main front door, double glazed central panels, T bar handle, full height double glazed windows to either side leading to:

HALLWAY: Solid oak flooring, skirting boards and architraves, balustrade staircase rising to first floor with galleried landing over, understairs storage area, radiator, chrome fronted power points, solid oak doors to primary rooms.

DINING ROOM: 21'11" x 11'9" Double glazed window to front aspect overlooking driveway, double radiator, ceiling spotlights and coving, briquette surround fireplace with tiled hearth and multi-fuel burner (not tested) with wooden sill over, bracket and wiring for wall mounted T.V., wall lights, square opening leading to:

OPEN PLAN SITTING ROOM/ BREAKFAST ROOM / KITCHEN: 33'10" x 18'9" Solid oak flooring and skirting boards, recessed chimney breast, twin double glazed windows to side aspect, chrome contemporary style radiator, ceiling spotlights, power points, zoned lighting, bi-folding doors to rear aspect leading to garden, square opening leading to family/ den. Comprehensive







range of cream gloss fronted wall and floor units with T bar handles, range of drawer units, wood block work surface over, inset 1½ bowl sink unit with mixer tap and cupboard space under, integrated dishwasher and fridge both with matching doors, four wall mounted units with glazed shelving and inset spotlights, ceiling spotlights, range of pan drawers, chrome fronted power points, tall contemporary style radiator, oak skirting boards and matching flooring, central island with woodblock surface, twin Bosch ovens with induction hob over, feature Baumatic funnel style extractor fan with lighting, integrated slim-line wine cooler, pull out bin store with recycling, breakfast bar to one side, ceiling spotlights, feature lantern light window with double glazed units, door to utility room.

STUDY AREA: 12'10" x 11'1" Square opening leading to kitchen/sitting room, further square opening leading to hallway, matching oak skirting boards, flooring and architraves, ceiling coving, wall lights, central heating control switch, range of tall storage cupboards with shoe racks, hanging space and shelving.

FAMILY ROOM: 21'0" x 9'10" increasing to 11'9" (15'3" max) measurements do not include recessed areas for door opening to hallway and door to walk-in pantry. Double glazed windows to front aspect, radiator, double glazed window to side, ceiling spotlights and coving, large storage cupboard with range of shelving, door to:

UTILITY ROOM: 11'10" x 6'3" Double glazed window to rear aspect, range of wall and floor units with roll top work surface, inset single drainer stainless steel sink unit with mixer tap and cupboard space under, washing machine point, space for tumble dryer, ceramic tiled surrounds, ceiling spotlights, radiator, door to outer lobby.

OUTER LOBBY: Access to rear loft space, textured ceiling and coving, double glazed door to outside with cat flap, tiled flooring, cloaks hanging area.

WALK-IN PANTRY: 7'7" x 9'6" Vinyl wood effect flooring, ceiling spotlights, coving, automated lighting, cold water supply for American style fridge/freezer, power points, interlinking door leading to family room and kitchen.

FIRST FLOOR PRIMARY LANDING: 12'8" x 7'1" Oak architraves, panelled doors and skirting boards, central landing with balustrade, double glazed windows to front aspect with far reaching views over roof tops towards woodland beyond, radiator, staircase rising to top floor, storage area, square opening leading to rear landing with double glazed door opening onto roof top over kitchen.

BEDROOM 2: 21'11" x 11'8" Twin double glazed windows to front aspect with views over roof tops towards fields and woodland beyond with radiator under, ceiling coving, dimmer switch, oak door, architraves and skirting boards, door to:





EN-SUITE SHOWER ROOM: Large shower cubicle and glazed screen, fully ceramic tiled, wash hand basin with mixer tap, splashback and cupboards under, close coupled w.c., wood laminate flooring, heated towel rail, extractor fan.

BEDROOM 5: 11'9" x 8'10" Double glazed window to front aspect with far reaching views over garden, roof tops, towards fields and woodland beyond with radiator under, oak panelled door, textured ceiling and coving.

FAMILY BATHROOM: 12'7" x 8'7" Large shower area with floor drain-away and glazed screen with drying area to one end, drench style hood with separate shower attachment, fully ceramic tiled to floor and walls with underfloor heating, oak door, dimmer switch, two chrome heated towel rails, contemporary style wash hand basin with mixer tap and drawer under, close coupled w.c., with twin flush, double glazed window to rear aspect with far reaching views towards the Forest of Bere, spa style Jacuzzi bath with mixer tap and jet system, ceiling spotlights and coving.

BEDROOM 4: 15'2" x 10'0" Twin double glazed doors with full height window to one side and false balcony with glazed screens and brushed steel fender with far reaching views over rear garden towards paddocks, fields and the towards the Forest of Bere, ceiling spotlights and coving, oak skirting boards, architraves and door.

BEDROOM 3: 18'9" x 10'7" Twin double glazed doors with full height window to one side leading to false balcony with glazed screens and brushed steel fender over with far reaching views over rear garden towards paddocks, fields and towards the Forest of Bere beyond, radiator, oak skirting boards and door.

TOP FLOOR: Landing, access into roof space, slight eaves to ceiling restricting headroom, doors to primary rooms, balustrade.

BEDROOM 1: 23'8" x 11'11" measurements taken from approximately 2'0" off floor level with slight eaves to either side ceiling, central ceiling height 7', radiator, oak skirting boards, four skylight windows, twin double glazed doors leading to false balcony with brushed steel fender and glazed panels with far reaching views over rear garden towards paddocks, fields and towards the Forest of Bere, chrome fronted power points.

DRESSING ROOM: 14'1" x 12'1" measurements taken from approximately 3'0" off floor level with slight eaves to ceiling at front and rear with a central ceiling height of 7', range of hanging rails, chrome fronted power points, oak skirting boards, architraves and door, radiator, double glazed skylight window to rear aspect with far reaching views over rear garden towards paddocks, fields and towards the Forest of Bere.

BATHROOM: 12'1" x 10'1" (Not Fitted). Eaves to ceiling and skylight window to rear aspect.

OUTSIDE: To the rear accessible from the living room/kitchen via bi-fold doors leading to a flagstone floor patio area with a brick retaining wall and central steps with curved wall leading to lawned garden, two angled hedges dividing the garden with fencing to one side and mature shrubs, evergreens and bushes to the other with brick retaining wall, white shingled pathway leading to rear garden with greenhouse.

To the left hand side of the property, accessible via an arched gateway is a log store and pathway leading to further paved area and door to studio/home office.





At the end of the garden are twin gates with hedges to either side leading to compost/wild garden area, fruit trees, mature shrubs and bushes. To the right hand side of the house is access to the twin garages with up and over doors, to the right hand side of the garages are double gates leading to hardstanding area, one of the garages has an up and over door to the rear leading onto the hardstanding area, outside cold water tap. The whole plot extends 0.61 of an acre.

GARAGE 1: 16'3" x 8'10" Up and over door, rear pedestrian door, wall mounted boiler supplying domestic hot water and central heating (not tested), hot water tank, door opening leading to:

GARAGE 2: 16'3" x 8'10" Up and over doors to front and rear aspects.

STUDIO / HOME OFFICE: 13'11" x 9'10" Double glazed window to side aspect, panel electric heater, access to loft space, ceiling spotlights and coving, wooden flooring.

TO FIND THE PROPERTY: From our office proceed along the Havant Road in an easterly direction taking the third exit at the roundabout into London Road, then left at the traffic light junction into Southwick Hill Road, take the second road on the left into Southwick Road then at the roundabout take the second exit continuing along the B2177 for approximately 2.2 miles. Turn right into Trampers Lane where 'Barnwood' can be found approx. 0.4 of a mile along on the left-hand side.

AGENTS NOTES:

Council Tax Band G – Winchester City Council

Broadband – ASDL/FTTC/FTTP [Fibre Checker \(openreach.com\)](https://www.openreach.com/fibre-checker)

Flood Risk – Refer to - ([GOV.UK \(check-long-term-flood-risk.service.gov.uk\)](https://www.gov.uk/check-long-term-flood-risk.service.gov.uk))



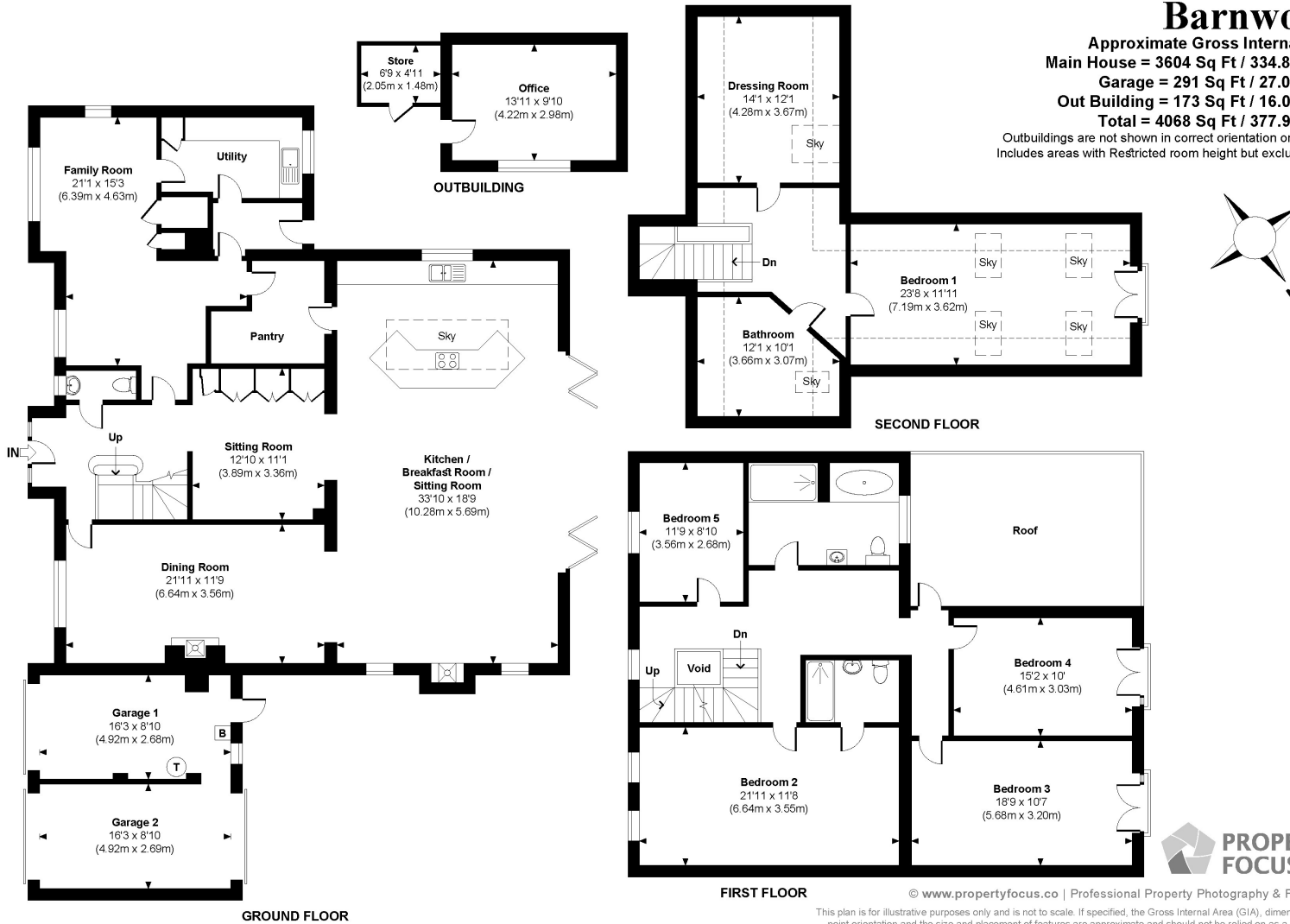
Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Registered in England and Wales. Company Reg. No. 6792128. Registered Office: Parish Properties Ltd, 24 Park Road South, Havant, Hampshire, PO9 1HB, copyright © 2021 Fine & Country Ltd.



Barnwood

Approximate Gross Internal Area
 Main House = 3604 Sq Ft / 334.81 Sq M
 Garage = 291 Sq Ft / 27.06 Sq M
 Out Building = 173 Sq Ft / 16.05 Sq M
Total = 4068 Sq Ft / 377.92 Sq M

Outbuildings are not shown in correct orientation or location.
 Includes areas with Restricted room height but excludes void.



--- Indicates restricted room height less than 1.5m.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	70	71
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



© www.propertyfocus.co | Professional Property Photography & Floorplans
 This plan is for illustrative purposes only and is not to scale. If specified, the Gross Internal Area (GIA), dimensions, North point orientation and the size and placement of features are approximate and should not be relied on as a statement of fact. No guarantee is given for the GIA and no responsibility is taken for any error, omission or misrepresentation.

follow Fine & Country Southern Hampshire on

Fine & Country Southern Hampshire
 141 Havant Road, Drayton, Hampshire PO6 2AA
 023 93 277277 | drayton@fineandcountry.com

