



## POLLARDS BARN

Clanville, Hampshire





## A BEAUTIFULLY PRESENTED BRICK AND FLINT BARN CONVERSION WITH LIGHT AND SPACIOUS ACCOMMODATION, SEPARATE ANNEXE AND STUDIO

Pollards Barn is a recently refurbished property privately situated in a popular hamlet providing flexible accommodation in a beautifully rural setting. It is well placed for exceptional schools and communication links.



5/6      3      4/5

EPC band: D

Local Authority: Test Valley Borough Council

Council Tax: House G

Postcode: SP11 9JE

What3words: ///cherub.tidying.tastings

Services: Mains water and electricity. Private drainage. Oil heating



# LOCATION

Pollards Barn is an impressive property situated in Clanville, a small rural hamlet to the north of Andover.

Clanville has a village hall, garage and The Lion pub/restaurant. The Fox in Tangley and the award-winning Hatchet Pub in Lower Chute are both within walking distance. There is a petrol station with shop in Weyhill with more comprehensive shopping facilities in Andover including Waitrose and a regular Farmers Market.

Communications are very good with trains to London Waterloo from Andover taking just over an hour. The A303 is within easy access and provides fast access to the West Country and to London. The Cathedral cities of Winchester and Salisbury are about 30 minutes drive. There are many well-regarded state and fee-paying schools in the area including Farleigh, Rookwood, Winchester College and Godolphin. There is a good local primary school in Appleshaw.

**Distances:** Andover 6 miles (London (Waterloo 65 minutes), A303 4 miles, Hungerford 12.5 miles, Newbury 17 miles, Salisbury 22 miles, Winchester 23 miles (All distances and times are approximate).



# THE PROPERTY

Pollards Barn is an exceptionally well-presented and attractive property believed to date from the late 19th century. The light, spacious and flexible accommodation includes an attractive sitting room with open fire, a study, library and a snug, currently used as a playroom. A west-facing orangery with bi-fold doors opens onto a beautifully designed patio area with pond, ideal for entertaining.

The well-appointed kitchen has an Aga and breakfast bar with steps down to a delightful breakfast/dining room with vaulted ceiling and bi-fold doors providing access to a south-facing brick terrace. There are four bedrooms and three bathrooms on the first floor in addition to a library/home office/bedroom.

In addition to the main house, a fantastic self-contained annexe over a two bay garage and car port provides excellent guest family accommodation. There is a separate spacious studio which could be used as a home office or gym.

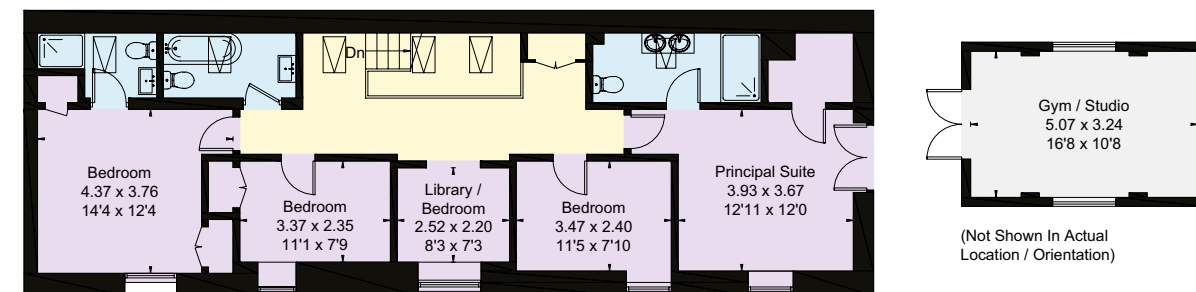




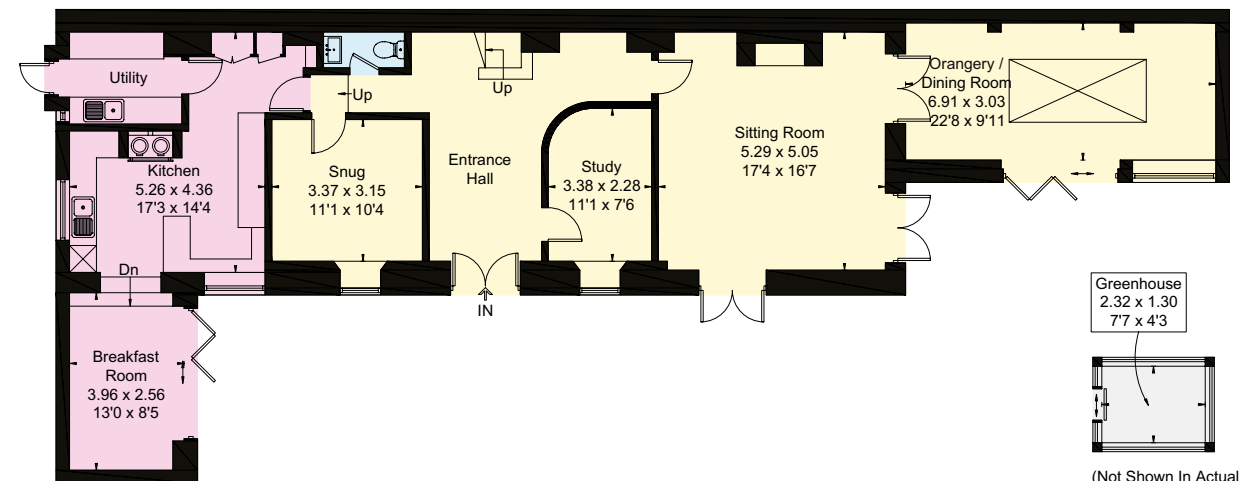
The property is approached via a pair of five bar gates which lead to a gravel drive and parking for numerous cars. The west-facing gardens lie to the front of the property with doors from the orangery leading onto a sheltered terrace, ideal for outdoor entertaining. There is a greenhouse and newly designed vegetable garden with raised beds to the north of the house.

The property is not Listed and is located in the North Downs Area of Outstanding Natural Beauty.

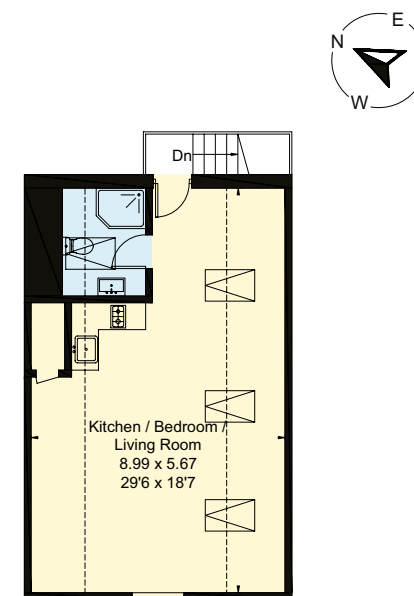
Across the lane is an additional parcel of land, suitable for use as a wildflower meadow or further landscaping.



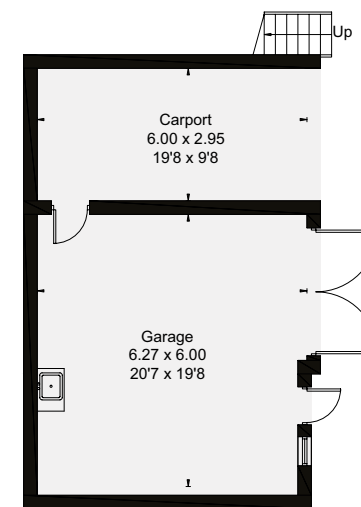
### First Floor



### Ground Floor



### Garage - First Floor



### Garage - Ground Floor

(Not Shown In Actual  
Location / Orientation)

Approximate Gross Internal Area = 226.7 sq m / 2440 sq ft  
Outbuildings = 108.5 sq m / 1168 sq ft (Excluding Carport)  
Total = 335.2 sq m / 3608 sq ft

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.

I would be delighted  
to tell you more.

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