

# Oakridge Barn

The Street, Binsted, Alton, Hampshire, GU34 4PB

Price £950,000

wpr





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Price £950,000 Freehold

- South Downs National Park
- School, church, inn & sports field nearby
- Bentley Station (Waterloo line)
- Alton town centre within 4 miles

A fine period barn conversion of great and restful charm rich in exposed beams, vaulted ceilings, oak joinery and stone floors nestling in a sheltered southerly setting near the quintessential village centre

- Halls & cloakroom
- Twin aspect drawing room
- Dining room
- Splendid farmhouse kitchen
- Downstairs main bedroom & shower room suite
- 2 further bedrooms & bathroom
- Double garage
- Landscaped front & rear gardens



## DESCRIPTION

A home of distinction enjoying timeless quality and a special atmosphere created by the sympathetic conversion scheme in 2005 by Sheerhold Ltd. This 3 bedroom Grade II listed property has been cherished by the present owners over the last decade or so and has been carefully appointed yet still retains the vernacular characteristics consistent with its origins, thus making for a fascinating, stunning, beautifully proportioned and atmospheric home.

Important features include the magnificent family sized farmhouse kitchen, the limestone fireplace and Clearview log burning stove in the drawing room, ledged and braced oak internal latch doors with black ironmongery, deep skirting boards and wide architraves, matching built-in wardrobes and cupboards with a useful set on the landing, and accommodation over varying floor levels, the majority of the accommodation being on the ground floor.

Country living is further bridled by double glazing incorporating trickle vents and security locks, white sanitaryware with Victorian style chrome finished fittings, downlighting to many areas, and a gas heating system with a Worcester boiler providing underfloor heating to the stone floored areas of the ground floor with radiators and TRVs to the remaining accommodation. The property adjoins Kings Farm Barn, enjoys main south westerly and easterly aspects, and is one of a small select number of dwellings in this Kings Farm village scheme.

Ideal for entertaining, the drawing room, dining room and main bedroom afford French doors opening to the colourful gardens, which present a lawn to the front and an eye-catching enclosed garden to the rear with a stone sun terrace, further lawn, iron edged borders and a strategically placed arbour/sunken sun terrace with walls and fences lining the boundaries. Both the drawing room and dining room have multiple wall light points whilst the farmhouse kitchen is particularly notable for its stylish fitted range of light oak theme units, beechblock topped breakfast island, granite worktops elsewhere and





integrated AEG appliances. These include a split level electric oven and Micromat microwave, gas hob, hood and dishwasher with spaces for a condenser drier, washing machine and American style fridge freezer. The island also has drawers and 20 wine ports with an optional dining/snug area alongside. Additional attributes range from an enhanced walk-in shower in the en-suite, to the third double bedroom which is kitted out as a home office/gym. The double garage contains two mezzanine storage platforms, light and power, inside and outside taps and a fitted water softener with a storage/bin area alongside. Our clients inform us that there is full fibre broadband subject to tariff.

**LOCATION** Oakridge Barn occupies an expansive courtyard setting within a Conservation Area adjacent to the centre in the charming village of Binsted, which affords a C of E primary school, Holy Cross Church, the Binsted Inn, sports field and a series of footpaths and lanes traversing the surrounding undulating South Downs National Park countryside intertwined with ponds and streams. The neighbouring village of Bentley has a commuter rail service to London Waterloo whilst Alton (within 4 miles) and Farnham town centres provide varied shops, stores and supermarkets, stations, schools, colleges and sports centres. Additional local facilities include Alice Holt Forest and Blacknest Golf Club. The A31 Winchester-Guildford axis is within 1.8 miles.

**DIRECTIONS** From central Alton, proceed north eastwards via Normandy Street/Anstey Road towards Holybourne. After Anstey Park and alongside Eggar's senior school, turn left at the traffic lights into Holybourne village. Continue through the village to Binsted. Upon entering the 40 and 30 mph speed limits, after the crossroads near Binsted primary school, turn into the first driveway on the right where Oakridge Barn is immediately on the left.

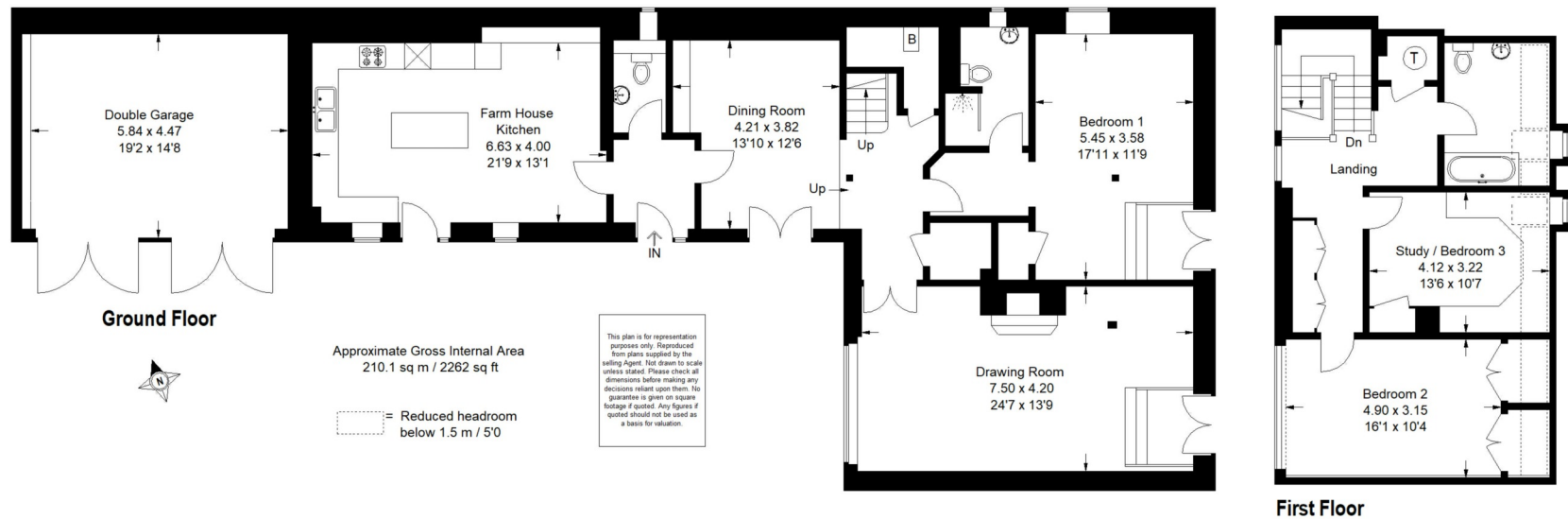
**SERVICES** All mains services.

**COUNCIL TAX** Band F - Authorities - East Hampshire District Council and South Downs National Park.





## Oakridge Barn, The Street, Binsted, Alton



EPC exempt as Listed building

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