



7 Dairy Place, Northbrook, Micheldever, SO21 3FG
Offers Over £950,000 Freehold



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4 Bedrooms, 2 Bathrooms

Offers Over £950,000

- Beautifully presented brick and flint former Victorian Farmhouse set within a rural development of barns and stables
- Fabulous kitchen/breakfast room fitted by John Lewis of Hungerford, with doors to garden
- Sitting room with woodburning stove and glazed folding doors to study
- Lower ground floor gym/playroom (potential cinema)
- Laundry room/boot room, and separate cloakroom
- Principal bedroom with ensuite shower room and cloakroom
- Three further double bedrooms
- Family bathroom with freestanding roll-top bath and separate shower cubicle
- Wonderful gardens with parking, and car barn with secure workshop
- Council Tax Band E, EPC Band D



**7 DAIRY PLACE,
NORTHBROOK, SO21 3FG**

Exceptionally pretty brick and flint former Victorian farmhouse set within an attractive rural development of stables and barns, located within Northbrook, on the outskirts of the much sought after village of Micheldever.

THE PROPERTY:

From the village road, the property is accessed via a gravel drive lined with beech hedging, which sweeps into the development where the property benefits from a double car port set within converted barns, with a secure wooden workshop benefitting from electricity running from the house.

A five bar gate gives access to the property. A covered storm porch leads to the front door which opens into the welcoming hallway, with ample room for coats and a useful cloakroom, and access to the **GYM/PLAYROOM** downstairs, which could be ideal for use as a cinema room if required.

STUDY: The study overlooks the front garden and is fitted with a wealth of hand-built shelving with recessed lighting and fitted cupboards.

SITTING ROOM: From here, glazed double doors open into the sitting room which overlooks the garden. There is a charming woodburning stove with cupboards and contemporary illuminated shelving to either side, and a door to an inner hallway and stairs to the first floor.





KITCHEN/DINING ROOM: However, the hub of this house is clearly the fabulous kitchen/dining room which runs the depth of the property, with windows overlooking both the front garden and doors to the rear garden. The kitchen area has underfloor heating and features wooden hand-built cabinetry by John Lewis of Hungerford, fitted appliances including a Rangemaster range style cooker, with under pelmet lighting and wooden worksurfaces. From the kitchen, a door leads through to the recently added **laundry/boot room**, which benefits from underfloor heating under a stone floor, with doors to both the front and rear of the property.





FIRST FLOOR LANDING: The spacious first floor landing leads to all bedrooms, and has a large walk-in wardrobe cupboard.

PRINCIPAL BEDROOM: The Principal Bedroom is a charming room with feature fireplace, and wonderful views across the garden, and to the parkland beyond. There is a built-in wardrobe cupboard with double hanging rail, and an ensuite cloakroom and separate walk-in shower room.



Bedroom Two also features a fireplace with an airing cupboard built into the alcove to the side, access to the loft, and overlooks the rear garden. **Bedrooms Three and Four** are good sized double bedrooms overlooking the front courtyard, each featuring cottage windows drinking in the fabulous views across to the fields in the distance, offering constant moving scenery which changes with the seasons.



The Family Bathroom has a roll-top free-standing bath sitting in front of a window offering long distance views. There is a separate shower cubicle with rainfall shower, and attractive wooden panelling painted in a soft grey off-setting the cream walls above, making a charming and relaxing space to start the day or unwind at the end of the day.





LOCATION:

DAIRY PLACE: Dairy Place is set within a development of barns and stables, with wonderful countryside walks from the front door. It can be found in the Northbrook area of Micheldever village and is on Church St, which leads into the village centre, just a short distance from the village store, Micheldever CofE Primary School, St Mary's Church (which boasts origins dating from both the c13th and c16th!), with a further walk to the Half Moon and Spread Eagle, the local pub.

MICHELDEVER: Micheldever village is believed to be of early mediaeval origins with a range of quaint and attractive streets lined with traditional village houses, both large and small. An interesting historical note is that the first private car journey in the UK, in 1895, is believed to have originated in this area. The village is an active and social community and enjoys a Village Shop, Public House, Village Hall, St Mary's Church Primary School, and other facilities.

Part of the popularity of Micheldever village is its proximity to Micheldever Station, which provides a regular train service to London Waterloo. Further rail links are available at Winchester City station, Basingstoke, Alton and Overton. Road connections are excellent with easy access to the M3, M27, A34, A33 and A303.

SCHOOLING: Local catchment schools are Micheldever C of E Primary School, Henry Beaufort School, and the highly regarded Peter Symonds Sixth Form College. Nearby independent schools include Winchester College, St Swithuns, King Edward VI, and preparatory schools such as The Pilgrims School, Twyford School and Princes Mead.



USEFUL WEBSITES:

<https://stmarysmicheldever.co.uk/> St Mary's Church (village church)
<https://www.micheldever.hants.sch.uk/> Micheldever Primary School
<https://nichelocal.co.uk/services/Micheldever-/Convenience-Store/Micheldever-Village-Store.html> (Micheldever Village Shop)
<https://www.halfmoonandspreadeagle.co.uk/> (local pub!)
<https://www.micheldevervillages.org/villagefacilities> Micheldever Village website
<https://grattonsurgery.nhs.uk/> (local GP practice)
<https://www.nationalrail.co.uk/stations/micheldever/> (Railway Station)
<https://checker.ofcom.org.uk/en-gb/broadband-coverage> (Ofcom Broadband checker)





GARDEN: From the kitchen, double doors lead out to the fabulous southwest facing garden, infused with shrubs and trees, creating all year colour. A large patio area is ideal for outside dining, and there is a large store area built to the side of the property.

PARKING: Parking is available courtesy of a large covered car port within converted barns, further parking to the front of the property, and there are several visitors parking areas on the development

USEFUL INFORMATION:

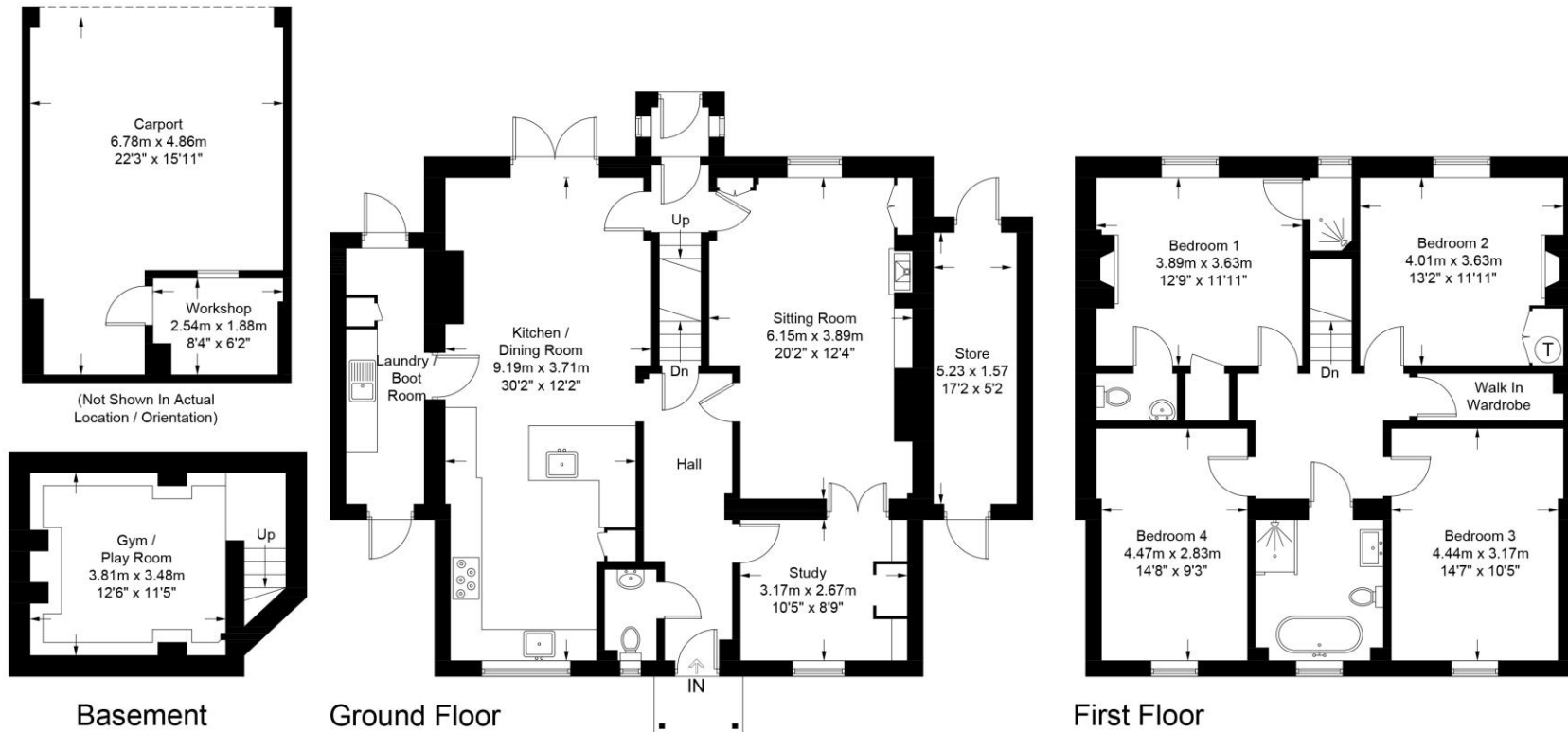
Property dates from 1870, extensions in 2009, 2015 and 2020.

Service Charge: £100pa **Tenure:** Freehold; Council tax Band E, EPC Band D.

Broadband (Source: Ofcom) Superfast Broadband is available, 41mbps download, 8mbps upload. **Flood Risk** (Source: Govt Environment Agency) Surface Water, Ground Water, Rivers & Seas: all 'very low' risk. **Services:** Mains electricity, mains water, Air-Source heat pump heating; Private drainage (bio-digester septic tank)

HISTORY: The original property is believed to have been a smaller four bedroomed farmhouse, built as part of the model farm for nearby Northbrook House in 1870. There were stable blocks to either side, and dairy buildings within the courtyard, each of which were sympathetically developed in 2009 by Walthams Limited into residential properties. The original farmhouse was left largely as it is in layout, albeit with much improved insulation, installation of double-glazed wooden windows, and an air source heat pump. In 2015, the property was further extended to add a study, enlarge the kitchen and to enable bedrooms 3 and 4 upstairs to be good sized double bedrooms. In 2020, a further extension was added with the installation of the laundry/boot room.

Approximate Gross Internal Area = 192.3 sq m / 2068 sq ft
(Including Basement)
Outbuildings = 40.8 sq m / 439 sq ft (Including Store)
Total = 233.1 sq m / 2509 sq ft



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.
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