

WHITE & GUARD

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# DOVE BARN & SKYLARK

KYTES LANE, DURLEY, SO32 2AE

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A PRIVATE GATED DEVELOPMENT OF JUST TWO BEAUTIFUL, SEMI DETACHED HOMES WITH  
STUNNING COUNTRYSIDE VIEWS.

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A TRULY UNIQUE COMBINATION OF  
CONTEMPORARY DESIGN AND HIGH END

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## INTRODUCTION

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Welcome to Dove Barn and Skylark, two uniquely designed, semi-detached homes located within a private gated development with beautiful countryside views. Previously a steel barn both properties have been designed to maximise living space with plentiful light, due to their elevated position within popular Durley, offering stunning views.

Both homes offer a contemporary feel with accommodation comprising four double bedrooms, with en-suite to the master, a beautiful open plan kitchen/dining/family room, cosy snug, utility and family bathroom. The developers have opted for a high specification finish with thoughtful touches throughout including Caesarstone Quartz worktops, porcelain tiling, spotlighting, high-end appliances and air source heat pumps.

Outside electric gates open to an expansive gravel driveway with parking for multiple vehicles, double oak framed car ports for each property and private parking for each home accommodating up to five cars each. Both benefit from private gardens with paved seating areas and undisturbed views over the adjacent farmland (neighbouring farmland is available to rent upon request - subject to terms and conditions).





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## DOVE BARN

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The property opens to a spacious entrance hall which has been laid to Granville Camel tile flooring with oak doors to all rooms, understairs storage, underfloor heating and stair to the first floor which have been laid to carpet. The heart of the home is the wonderful, 28ft kitchen/dining/family room which has a window to the rear and dual aspect bi-fold doors which open to the garden, with spotlights, underfloor heating and tile flooring. A lovely, modern space with seating area a TV to one side, space for a large dining table and chairs and a stunning kitchen with island to one side. The kitchen itself has been fitted with a matching range of Sheraton "cove blue" shaker style wall and base units with Caesarstone Quartz worktops. There are a range of integrated appliances including an AEG double combi oven, Hotpoint integrated fridge freezer, Neff dishwasher and clearwater sink. The central island has a breakfast bar to one side with stylish lighting over, an induction hob and integrated wine cooler. A further door leads into the utility room which has again been laid to tile flooring with spotlights and matching "cove blue" units with Quartz worktops, space and plumbing for a washing machine and tumble dryer and inset clearwater sink.

A door to one side of the hall opens to a study which has been laid to carpet with a window to the front aspect. A further door takes you into the living room/ snug which has bi-fold doors to the side aspect opening onto the paved seating areas and has been laid to carpet.

The ground floor cloakroom has been laid to matching tile flooring and has a window to the side aspect, with wash hand basin and WC. The first floor landing has been laid to carpet with a storage cupboard to one side and oak doors to all rooms. The spacious master bedroom has a window to the rear overlooking the garden with wonderful countryside views and has been laid to carpet, there is plenty of space for large bedroom furniture and a door leading to the modern ensuite which has been fitted with a double walk-in rainfall shower with glass screen, wash hand basin and WC set in vanity, with a wall mounted heated towel rail, electric bluetooth mirror, stone flooring and wall tiling. Bedrooms two and three are both large, double rooms, laid to carpet with triple aspect windows to the front, rear and side with wonderful countryside views. Bedroom four has a window to the front aspect and has been laid to carpet.

The family bathroom has a window to the side aspect, spotlights and has been fitted with a double walk-in rainfall shower, panel enclosed bath, his and hers wash hand basins and low level WC set in vanity unit. The room further benefits from a heated towel rail, electric bluetooth mirror, polished porcelain floor and wall tiling.







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## OUTSIDE

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Accessed via electric gates which open to an expansive gravel driveway with allocated visitor parking to one side, small areas selectively planted with a variety of shrubs and laid to landscape bark with brick boundaries. The property has its own oak framed, double car port with electrical charge points, lighting and space for two vehicles. Further driveway space offers additional parking for two/three vehicles. Steps lead down to a courtyard area which has been laid to block paving and leads to the front entrance. The wraparound rear garden has brick and shrub borders, with a low fence to the rear allowing undisturbed countryside views. There is a large, Sandstone paved seating area, ideal for entertaining with plenty of room to accommodate an outdoor kitchen, with the rest of the garden mainly laid to lawn. There is also gated access to the shared sewage treatment plant.





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## SKYLARK

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The property opens to a spacious entrance hall which has been laid to Granville Camel tile flooring with oak doors to all rooms, two storage cupboards, underfloor heating and stairs leading to the first floor. The 29ft kitchen/dining/family room has dual aspect windows to the front and side with bi-fold doors opening to the garden, spotlights, underfloor heating and tile flooring. A lovely bright space with a seating area and TV to one side, space for a large dining table and chairs with the kitchen and island to one side. The kitchen itself has been fitted with a matching range of "Sheraton" cove blue, shaker style wall and base units, with complimentary Quartz worktops. There are a range of integrated appliances including an AEG double combi oven, Hotpoint fridge freezer, Neff dishwasher and clearwater sink. The central island has a breakfast bar to one side and an integrated induction hob and wine cooler. A further door leads into the utility room which has again been laid to tile flooring with spotlights and matching "cove blue" units with Quartz worktops, with space and plumbing for a washing machine and tumble dryer, an inset clearwater sink and full wall cupboards. The utility also leads to a boot room area, ideal for coats and shoes with an external door leading to the side of the property. The ground floor cloakroom has been laid to matching tile flooring and fitted with a wash hand basin and WC.

A door to one side of the hall opens to a study which has been laid to carpet with a window to the front aspect, this room could also be used as a playroom if required. A further door takes you into the living room/snug which has a window to the side aspect and has been laid to carpet.

The first floor landing has been laid to carpet with a storage cupboard to one side and oak doors leading to all rooms. The spacious master bedroom has a window to the side overlooking the garden with wonderful countryside views and has been laid to carpet, there is plenty of space for large bedroom furniture and a door leading to the modern ensuite which has been fitted with a double walk-in rainfall shower with glass screen, wash hand basin and WC set in vanity unit, with wall mounted heated towel rail, electric bluetooth mirror and grey tiled flooring. Bedrooms two & three are large double rooms and have been laid to carpet with dual aspect windows to the front and side aspect and wonderful countryside views. Bedroom four has a window to the side aspect and has been laid to carpet. The family bathroom has a window to the front aspect and has been fitted with a double walk-in rainfall shower, panel enclosed bath, wash hand basin and low-level WC set in vanity, with heated towel rail to one wall, an electric bluetooth mirror and polished porcelain floor and wall tiling with spotlights.





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## OUTSIDE

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Accessed via electric gates which open to an expansive gravel driveway with allocated visitor parking to one side, small areas selectively planted with a variety of shrubs and laid to landscape bark with brick boundaries. There are two side gates offering pedestrian access to the rear garden and a paved granite footpath to the front door. The property has its own oak framed, double car port with electrical charge points, lighting and space for two vehicles. Further driveway space offers additional parking for two/three vehicles. There is also gated access to the shared sewage treatment plant.

The rear garden has fenced borders with a low fence to the rear allowing undisturbed countryside views, there is a large, paved seating area laid to Sandstone, ideal for entertaining with the rest of the garden laid to lawn. There is also a useful space to the side which could fit a garden office or bar/outdoor kitchen.

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## LOCATION

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The wonderful rural village of Durley is conveniently located within close proximity to a selection of local towns and villages and benefits from having a popular C of E primary school, local church and two well-renowned public houses. The village is situated closest to the pretty medieval market town of Bishops Waltham which has a broad range of shops, restaurants, and other amenities, with both Winchester and Southampton Airport just under half an hour away, in addition to all main motorway access routes being within easy reach.

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## SERVICES

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Air Source Heat Pump, Water, electricity and a private sewage treatment are connected. Please note that none of the services or appliances have been tested by White & Guard

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## TENURE

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Freehold

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## COUNCIL TAX

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Winchester Council – TBC



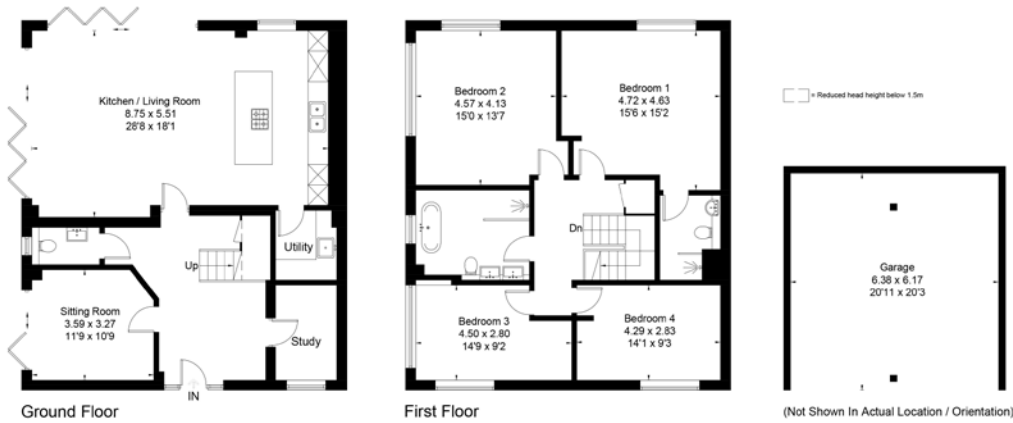




# FLOORPLAN

## DOVE BARN

Approximate Area = 187.3 sq m / 2016 sq ft  
(Excluding Garage)  
Including Limited Use Area (3.4 sq m / 36 sq ft)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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## SKYLARK

Approximate Area = 186.5 sq m / 2007 sq ft  
(Excluding Garage)  
Including Limited Use Area (3.2 sq m / 34 sq ft)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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**WHITE & GUARD**

### White & Guard

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### Important Notice

PROPERTY MISDESCRIPTIONS ACT 1991 - Although every care has been taken in the production of these sales particulars prospective purchasers should note: 1. All measurements are approximate. 2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase. 4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries on the property. None of the description whatsoever forms any part of the contract for this property and is not guaranteed in any way whatsoever to be correct. It cannot be assumed by omission that any planning permissions or building regulations have been obtained for this property. Also any planning permissions/building regulations claimed to be correct are also not guaranteed.