

NEW BARN FARM

Ropley • Alresford • Hampshire SO24 0BE





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An outstanding country house with extensive additional accommodation, garaging, swimming pool complex, formal gardens and grounds including paddocks and light woodland, extending in all to approximately 5.86 Acres (2.371 ha)

Main House

Reception Hall | Cloakroom | Drawing Room | Sitting Room | Large Open Plan Kitchen / Dining / Family Room | Pantry | Kitchen 2 / Utility Room | Boot Room | Wine Cellar | Laundry / Store Room | Plant Room | 4 Bedroom Suites | 2 Further Bedrooms | Bathroom

Detached Cottage

Entrance Hall | Sitting / Dining Room | Kitchen / Breakfast Room | Utility Room | 2 Bedrooms | 2 Shower Rooms

Studio / Annexe

Kitchen / Breakfast Room | Sitting / Games Room | Bedroom | Shower Room

Swimming Pool Complex

Swimming Pool with Gym Area | Changing Room | Bathroom | Massage Room

Garaging / Outbuildings

Detached 4 Bay Garage | 2 Further Garages (one with Inspection Pit) | Workshop | Detached Open Fronted Garage / Car Port | Garden Store | Workshop / Store | Bin Store | Plant Room | Cellar / Wine Store | Chicken Coop | Storage Sheds | Hay Store | Beehives | Greenhouse

Outside

Electric Gates | Sweeping Main Drive | 2 Additional Drives | Extensive Parking | Formal Gardens | Enclosed Paddocks | Light Woodland with Clear Pathways | Orchard | Fruit Cages | Vegetable Garden | In all the Gardens and Grounds Extend to Approximately 5.86 Acres (2.371 ha)

New Alresford 4 miles | Alton (and mainline station to London Waterloo) 9.1 miles | Petersfield (and mainline station to London Waterloo) 9.9 miles | Winchester 10.5 miles | Guildford 28.4 miles

Mileages approximate

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THE PROPERTY

An exceptional country house immaculately presented throughout providing welcoming, versatile and well proportioned accommodation, ideally suited for family and / or multi-generational living. The main house, built in 1917, reflects a traditional Georgian style, offering high ceilings and many character features attributed to a property of its class including open fireplaces, large sash windows and impressive stone floors, yet carefully combines with more modern conveniences attributed to current day living including ground source heating, double glazed windows, built-in ceiling speakers, retractable bi-folding doors, underfloor heating and a wine cellar. Arranged over three floors principally, the house offers notably comfortable and light accommodation boasting an impressive reception hall upon arrival, a large open plan kitchen / dining / family room at its heart, supported by two elegant reception rooms and further complimented by six bedrooms, which include four bedroom suites all of which enjoy delightful views across the surrounding gardens.

The Cottage, formerly the Gate House, is understood to date back to the early 1900's and has also undergone a significant transformation from its original form, with works being completed in 2019 to provide an additional and comfortable residence which could serve as separate guest accommodation, staff accommodation or for personal family requirements.

The Studio, completed in 2022, offers flexibility and whilst currently appointed as an additional annexe with kitchen and shower room facilities, would equally work as a home office or hobby / games room facility.

The Office / 'Bar' was created during lockdown, utilising an existing structure which was significantly enhanced and repurposed to offer a very comfortable, cosy and private 'retreat' in which to relax, entertain and unwind.

OUTSIDE

Approached through ornate wrought iron gates, a sweeping gravelled drive leads to the main house and on to the detached 4 bay garaging facilities and parking area. A separate drive accessed through wooden double gates leads to the Cottage, a further double garage, detached carport and the Studio. A third driveway, accessed through a wrought iron gate off the lane and across a gravelled drive provides access to the paddocks.

The gardens to the front of the main house are principally lawned housing mature trees and numerous attractive and well stocked floral beds with paths leading to the various cleverly screened outbuildings and garages. An attractive Greenhouse is neatly positioned beside the Cottage benefitting from shelter and sunlight.

The Swimming Pool complex is resplendent in its pillared, Grecian-styled appearance and designed to enable the side façade to be fully opened with retracting doors. Internally, aside from a generous pool with jets and an electric cover, there is a gym area, changing room and separate massage room.

The rear gardens and grounds to the property are beautifully arranged offering various formal and informal areas providing an oasis of calm and enjoyment. Private dining / entertaining terraces adjacent to the Swimming Pool complex and rear of the main house seamlessly lead into formal lawns containing an orchard which in turn provides access to the light woodland with its series of arbour'd pathways and seating recesses, mature vegetable gardens, beehives and separate paddocks, all of which are fully enclosed and accessed through various five bar gates.

The gardens and grounds offer a notably sunny, southerly aspect affording much privacy and seclusion for entertainment and relaxation and extend in all to approximately 5.86 Acres (2.371 ha).

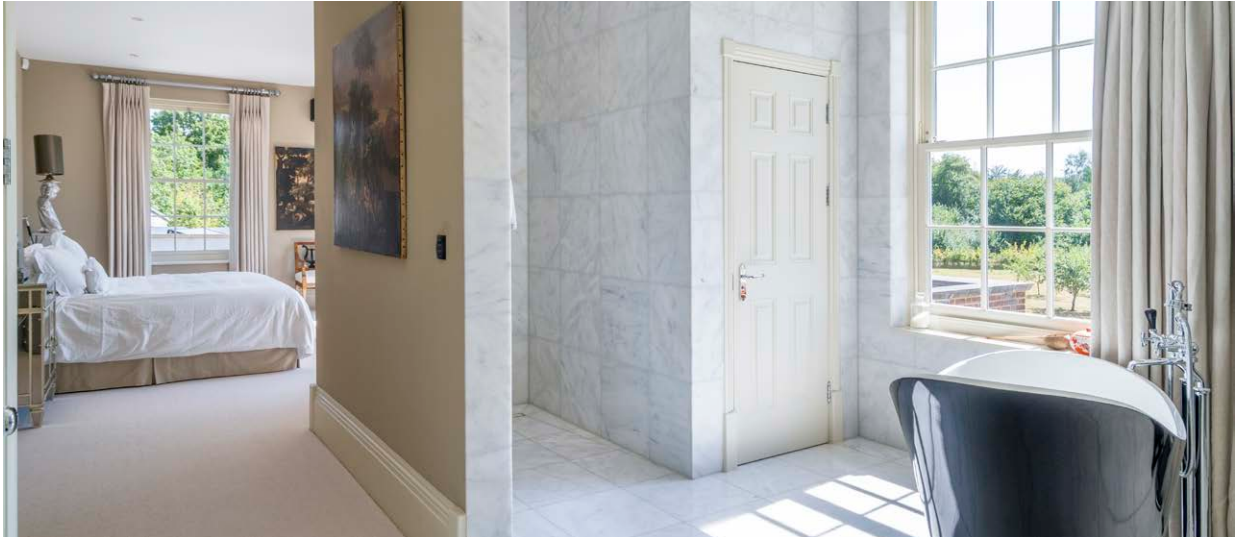
LOCATION

The property enjoys a lovely position within the delightful village of Ropley, an active and popular village situated in unspoilt, pretty countryside and benefitting from a community shop and post office, primary school, church, parish hall, sports pavilion, cricket pitch and recreation ground.

Schools within the area include the highly regarded primary school with secondary schools located in Alresford, Petersfield and Winchester. The excellent private schools in the area include Bedales, Churchers College and Ditcham Park School in Petersfield, Prince's Mead, St Swithun's, Twyford School, Winchester College and Pilgrims' School.

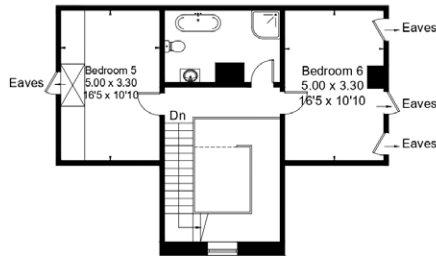
The area is well known for its excellent sporting opportunities including world class fishing on the nearby Rivers Test and Itchen, sailing and water sports on the South Coast, golf at numerous courses in the area including Alresford and walking and riding through the South Downs National Park.

Ropley is ideally positioned to give access to Petersfield, as well as the A31, A3 to London via Guildford, or the A31/M3 via link roads. Heathrow Airport is approximately 50 miles away, Gatwick 60 miles away and Southampton International Airport, with its European and UK destinations only 21 miles distant.

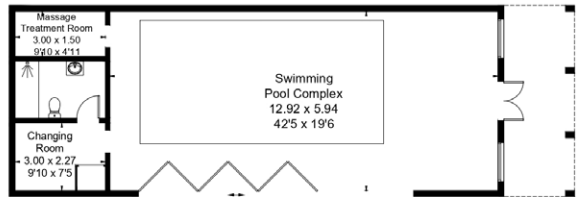




Approximate Floor Area = 447 sq m / 4811 sq ft
Studio = 51 sq m / 548 sq ft
Cottage = 3 sq m / 1001 sq ft
Garage / Stores = 151 sq m / 1625 sq ft
Pool House = 95 sq m / 1022 sq ft
Total = 837 sq m / 9007 sq ft



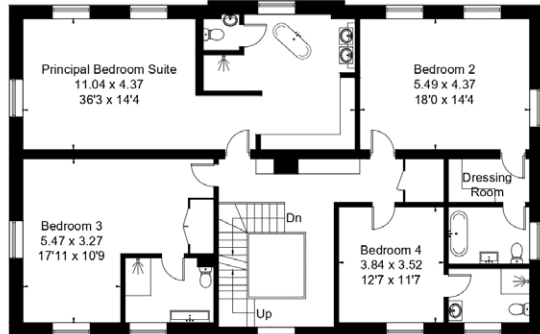
Main House - Second Floor



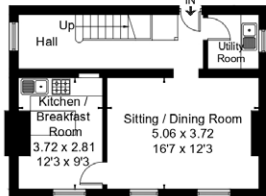
Pool House
(Not Shown In Actual Location / Orientation)



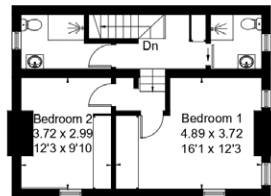
Main House - Ground Floor



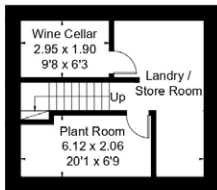
Main House - First Floor



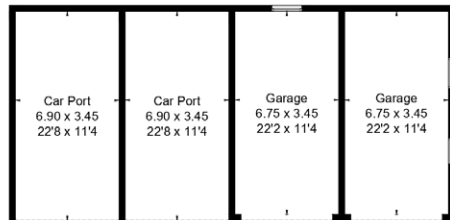
Cottage - Ground Floor
(Not Shown In Actual Location / Orientation)



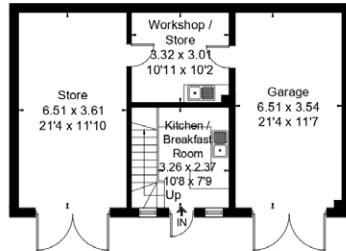
Cottage - First Floor



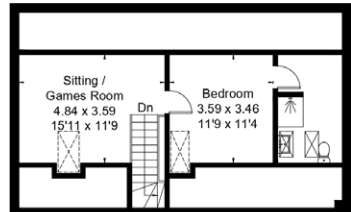
Main House - Basement



Carports / Garages
(Not Shown In Actual Location / Orientation)



Store / Garage / Studio
(Not Shown In Actual Location / Orientation)



Studio
(Above Garage Block)

GENERAL REMARKS

Method of Sale

The property is offered for sale by private treaty.

Public Footpaths

No public footpaths

Construction

Main House – brick and concrete with tiled roof

Cottage – brick with tiled roof

Studio and Garages – block and wood

Pool Complex - block

Services

Mains water (available) and electricity - water currently supplied from a bore hole for the main house. Ground source heating; Air heat recovery; Underfloor heating in main house. Private drainage – septic tank for main house; treatment plant for cottage and studio. Oil heating for cottage and studio. Fibre to premises.

Broadband availability

Fibre

Mobile /Internet Coverage

Good outdoor, variable indoor (Ofcom)

Tenure

Freehold with vacant possession.

Local Authority

East Hampshire District Council

www.easthants.gov.uk

01730 266551

Council Tax

Band H

IMPORTANT NOTICE

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EPC

Main House – C70

Cottage – C74

Studio – C79

Postcode

SO24 0BE

Directions

From Petersfield proceed in a westerly direction to the A32. Turn left off the A32 at the staggered crossroads into Petersfield Road towards Monkwood and Ropley. Proceed for approximately 3.4 miles along the road turning left into Park Lane where the entrance gates to the property will be found after a short distance on the left hand side.

What3Words

///resort.marathon.regulates

Viewings

By appointment with BCM WILSON HILL only

NB Photographs and brochure prepared August and September 2026



Drawn for illustration and identification purposes only by @fourwalls-group.com #1327806

