



Myrtle Farm Granary, Blendworth Lane, Horndean, Waterlooville,
Hampshire, PO8 0AA

 FINE & COUNTRY

£995,000 - Freehold



Features

- A Deceptively Large Detached Barn Style Home
- Four Bedrooms, Two-En-Suites, Jack & Jill Bathroom
- 36' Open Plan Kitchen/Living/Dining Room
- Large Hallway, Boot Room, Utility Room

Myrtle Farm Granary is an impressive and deceptively spacious four-bedroom residence built in 2014, extending over 2,400 sq ft arranged across two floors. A welcoming 18ft reception hall opens into the spectacular heart of the home, a stunning 36ft kitchen, dining and family room, designed with entertaining and modern family living in mind, this exceptional space features four

sets of twin doors opening directly onto the garden, flooding the room with natural light and creating a seamless connection between inside and out. The ground floor further benefits from a practical boot room, utility room, study, two double bedrooms and a well-appointed Jack and Jill bathroom. On the first floor are two substantial bedroom suites, both enjoying en-suite facilities and

generous eaves storage, providing comfortable and versatile accommodation for family and guests alike. To the rear, a mature and well-established garden offers a delightful setting for outdoor relaxation and entertaining.



PROPERTY SUMMARY

Approached via a shingle driveway leading to an attractive courtyard shared with a neighbouring property, Myrtle Farm Granary is an impressive and deceptively spacious four-bedroom residence built in 2014, extending over 2,400 sq ft arranged across two floors. A welcoming 18ft reception hall opens into the spectacular heart of the home, a stunning 36ft kitchen, dining and family room, designed with entertaining and modern family living in mind, this exceptional space features four sets of twin doors opening directly onto the garden, flooding the room with natural light and creating a seamless connection between inside and out. The ground floor further benefits from a practical boot room, utility room, study, two double bedrooms and a well-appointed Jack and Jill bathroom. On the first floor are two substantial bedroom suites, both enjoying en-suite facilities and generous eaves storage, providing comfortable and versatile accommodation for family and guests alike. To the rear, a mature and well-established garden offers a delightful setting for outdoor relaxation and entertaining, with a central fish pond and mature Yew tree, whilst bedroom 3 enjoys access to a charming 12ft terrace, the perfect spot for al fresco dining, morning coffee or evening drinks overlooking the grounds, there is also an elevated granary which would make a perfect study or home office. Combining character, history and exceptional living space in a highly desirable semi-rural location, Myrtle Farm Granary offers a rare opportunity to acquire a unique family home in the heart of Blendworth.



ENTRANCE

Shared shingled driveway leading to parking for three cars, two adjacent to the brick and flint wall and further one at a right angle, log store, outside tap, flood lighting with plaque depicting house name, E.V point, steps up decked area with door to Granary, flagstone pathway up to main front door with glazed panels leading to:

RECEPTION HALLWAY

18' 1" x 6' 10" (5.51m x 2.08m) Opening directly into living room, wooden flooring with underfloor heating, coir matted area, oak balustrade staircase with glazed panels rising to first floor with understairs storage area, door to utility room, double glazed window to front aspect with plantation shutter blinds.

BOOT ROOM

6' 10" x 4' 8" (6'10" max) (2.08m x 1.42m) Twin built-in cupboards housing hot water cylinder, pump system and controls (not tested).

UTILITY ROOM

9' 4" x 6' 10" (2.84m x 2.08m) Range of matching wall and floor units with roll top work surface, inset single drainer stainless steel sink unit with mixer tap, washing machine point, double glazed window to front aspect, wall mounted boiler supplying domestic hot water and central heating (not tested), double glazed door to side aspect with blind, electric consumer box, tall larder cupboards with range of shelving, cloak hooks.

OPEN PLAN KITCHEN/LIVING/DINING ROOM

36' 4" x 16' 3" (11.07m x 4.95m) Comprehensive range of cream fronted wall and floor units, work surface with matching splashback, eye- level AEG double oven and grill with cupboards over and under and tall larder cupboard to one side with mesh drawers, space for free standing American style fridge/freezer with tall larder cupboard to one side with matching drawers, inset AEG induction hob with pan drawers under and extractor hood, fan and light over, inset double bowl sink unit with mixer tap, window to side aspect, integrated AEG dishwasher with matching door, tiled flooring, twin double glazed doors leading to raised terrace and garden, central breakfast bar divide with cupboards under and lighting over, ceiling spotlights, wooden flooring with underfloor heating.

LIVING/DINING ROOM

Log burner and curved hearth, controls for underfloor or central

heating, zoned lighting and dimmer switches, square opening to reception hallway, matching flooring, twin double glazed doors leading to raised terrace and garden, opening to:

INNER HALLWAY

Matching flooring, doors to primary rooms.

STUDY

11' 0" x 9' 5" (3.35m x 2.87m) Double glazed window to front aspect with plantation shutter blinds overlooking driveway, wooden flooring with underfloor heating, controls for underfloor heating.

BEDROOM 4

14' 5" x 9' 5" (4.39m x 2.87m) Twin double glazed windows to front aspect with plantation shutter blinds, controls for underfloor heating.

BEDROOM 3

14' 5" x 13' 8" (4.39m x 4.17m) Twin double glazed doors leading to raised decked area 12'4" x 6'7" and rear garden, controls for underfloor heating, door to:

JACK & JILL BATHROOM

10' 5" x 7' 8" (3.18m x 2.34m) White suite comprising: double ended panelled bath with central mixer tap and shower attachment, tiled surrounds, frosted double glazed window, heated towel rail, low level w.c., vanity unit with wash hand basin with drawer under, mirror fronted cabinet over, shower cubicle with wall mounted controls, drench style hood and separate shower attachment, underfloor heating, door to inner hallway.

FIRST FLOOR

Landing with balustrade and glazed screens, skylight window overlooking garden, radiator.

BEDROOM 1

17' 11" x 14' 0" (5.46m x 4.27m) Measurements taken from approximately 4'0" off floor level with eaves to rear ceiling restricting headroom, two skylight windows, range of built-in wardrobes with sliding doors, two radiators, double doors leading to access into storage eaves and further clothes hanging space, door to:

EN-SUITE

12'8" x 9'5" Slight eaves to rear ceiling restricting headroom, skylight window, vanity unit with rectangular wash hand basin and drawers under, circular mirror with automated light over, shaver point, two heated towel rails recessed storage unit, corner Spa bath with mixer tap and separate shower attachment, low level w.c., large shower cubicle with screen, drench style hood and shower attachment, ceramic tiled surrounds, tiled flooring, door to extra storage eaves.

BEDROOM 2

15' 10" x 14' 0" (4.83m x 4.27m) Measurements taken from approximately 4'0" off floor level with eaves to rear ceiling restricting headroom, two skylight windows, radiator, range of built-in wardrobes with hanging space and shelving, double doored access into storage eaves, door to:

EN-SUITE SHOWER ROOM

12' 8" x 8' 6" (3.86m x 2.59m) Shower cubicle with glazed screens, tiled to half wall level, two chrome heated towel rails, concealed cistern w.c., vanity unit with rectangular wash hand basin and mixer tap, shaver point, ceiling spotlights, narrow door leading to storage eaves, slight eaves to ceiling restricting headroom, skylight window to side aspect, tiled flooring.

OUTSIDE

To the rear of the property, accessible from the kitchen/dining/living room is a raised patio/terrace which wraps around to the left hand side of the house with a gate leading to the front garden, from the terrace are steps leading down the primary lawned garden with curved wooden fenders, the garden is enclosed by fencing with mature shrubs, evergreens and bushes, central fish pond, large Yew tree with picket style fencing, raised decked area with doors to bedroom three, to the right hand side of the house is a shingled storage area enclosed by fence panelling and wooden gate, flood lighting, cold water tap & power socket, vegetable patch with raised beds, wooden built garden shed 7'10" x 5'11", compost area.

GRANARY

15' 11" x 15' 0" (4.85m x 4.57m) Raised above ground level, separate electric consumer box, high level windows to side aspect, power and lighting.

AGENTS NOTES

Council Tax Band F – East Hampshire District Council
Broadband – ADSL/FTTC Fibre Checker (openreach.com)
Flood Risk – Refer to - (GOV.UK) (check-long-term-flood-risk.service.gov.uk)

The driveway and car parking is owned by five shareholders, Myrtle Farm South Access Ltd, the cost is shared on an annual basis.

AML Checks - By Law and in compliance with HMRC regulations, all agents are required to carry out Anti-Money Laundering (AML) checks on any buyer(s) who submit a successful offer. A non-refundable administration fee of £60 inc. VAT to cover these costs is payable by the buyer(s) before the sales transaction can be progressed.

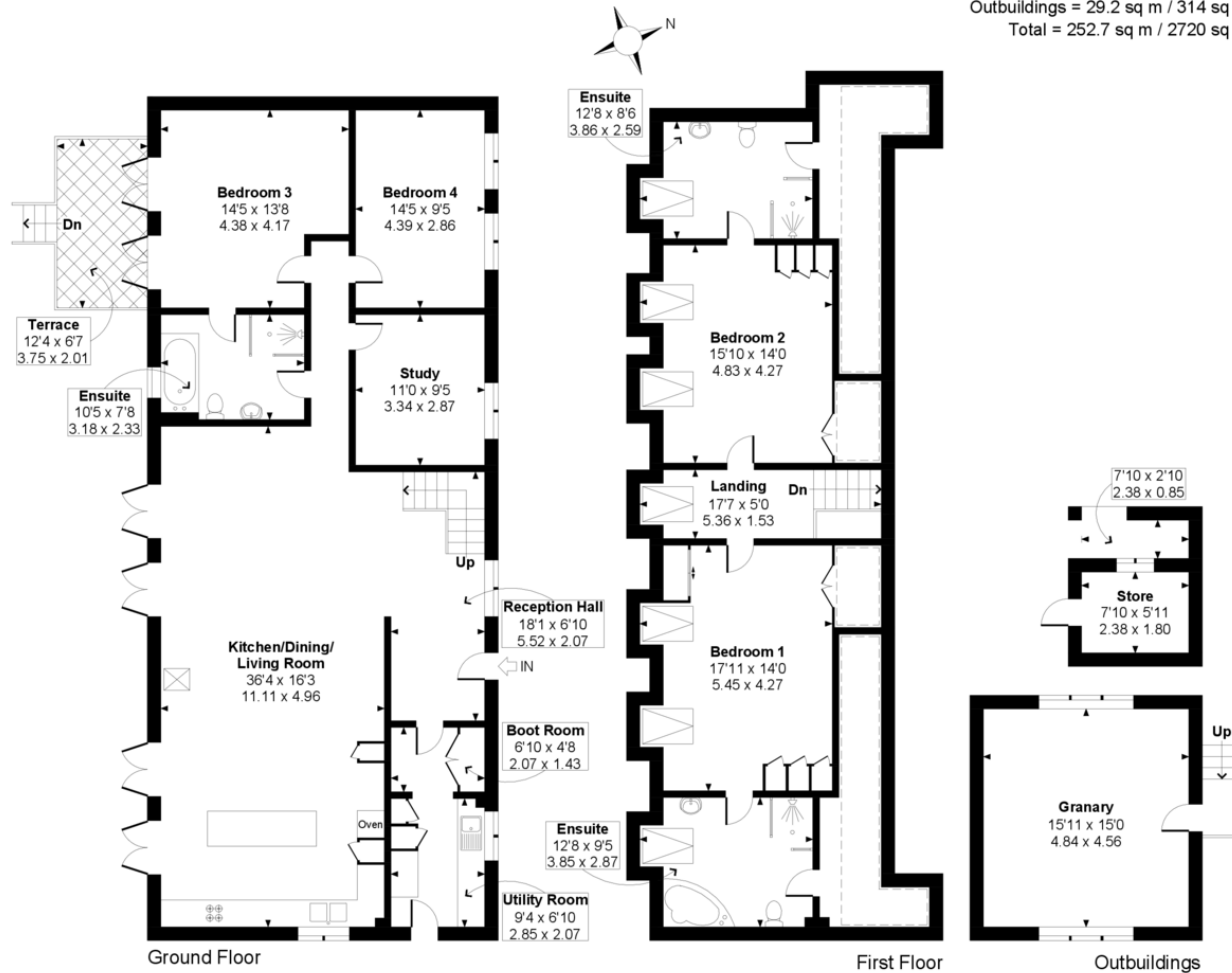


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Approximate Gross Internal Area = 223.5 sq m / 2406 sq ft

Outbuildings = 29.2 sq m / 314 sq ft

Total = 252.7 sq m / 2720 sq ft



□ □ Indicates restricted room height less than 1.5m.

This plan is for illustrative purposes only and is not to scale. If specified, the Gross Internal Area (GIA), dimensions, North point orientation and the size and placement of features are approximate and should not be relied on as a statement of fact. No guarantee is given for the GIA and no responsibility is taken for any error, omission or misrepresentation.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	82	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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