



Bottom Pond Farm, Morestead, Winchester

*At home in Hampshire*

  
**Hellards**

# The Granary, Bottom Pond Road

MORESTEAD, WINCHESTER, SO21 1JE

**Guide Price: £825,000**

- Well-Designed Barn Conversion
- Lovely Views over Fields
- 4 Bedrooms and 2 Bath/Shower Rooms
- Open-Plan Kitchen/Diner & Large Sitting Room
- Driveway Parking and Attractive Garden
- No Chain

A beautifully converted barn, with underfloor heating, ground floor bedrooms and living space on the first floor, located in a delightful rural location with lovely views over fields. This individual property offers the benefit of country living, while remaining accessible to the amenities to be found in Winchester, which is just a 10 minute drive away. The South Downs National Park provides a stunning backdrop, with numerous opportunities for outdoor pursuits.

The front door opens to the entrance hall, with stairs to the first floor. The principal bedroom includes a built-in wardrobe and ensuite bath/shower room. There are two further double bedrooms and a family bathroom.

On the first floor, there is landing with loft access. The spacious sitting room has plenty of relaxation/sofa space. Further along the corridor is a study, a fourth bedroom/family room and an open-plan kitchen/dining room, as well as a useful utility room.

Outside, there is parking to the front of the property, and an attractive garden, with mature planting and a pond.

Located in Morestead, Winchester, this property offers the benefit of country living while remaining accessible to the amenities to be found in Winchester, which is a 10 minute drive away. Within a 20 minute radius there is the 'outstanding' Peter Symonds College, and private schools including Churcher's College, Bedales, St Swithun's, Twyford, and Prince's Mead.





### SERVICES

We understand that mains electricity and water are connected. Private septic tank drainage. Oil-fired central heating.

### LOCAL AUTHORITY INFORMATION

Winchester City Council  
Council Tax Band: G

### AGENT'S NOTE

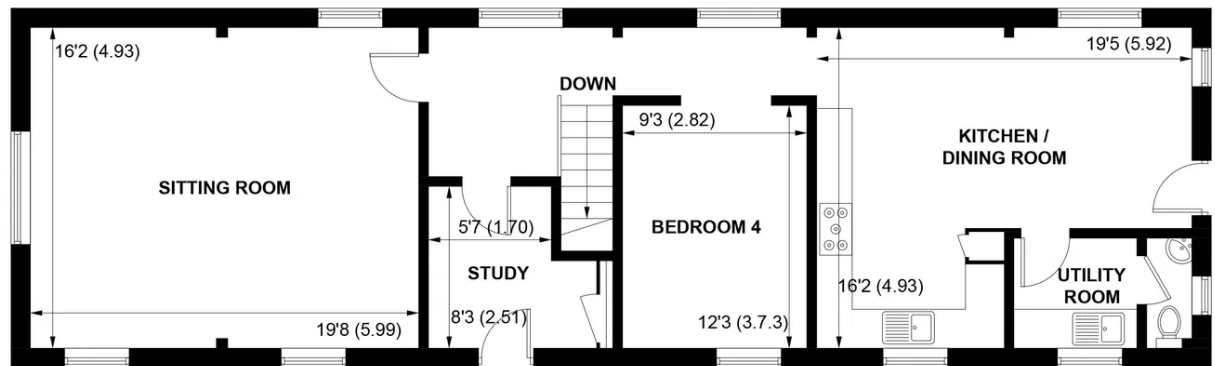
The property is being offered for sale at the same time as the adjoining property, The Barn and, if a buyer wishes, the two properties could be purchased together as one lot.

### DIRECTIONS

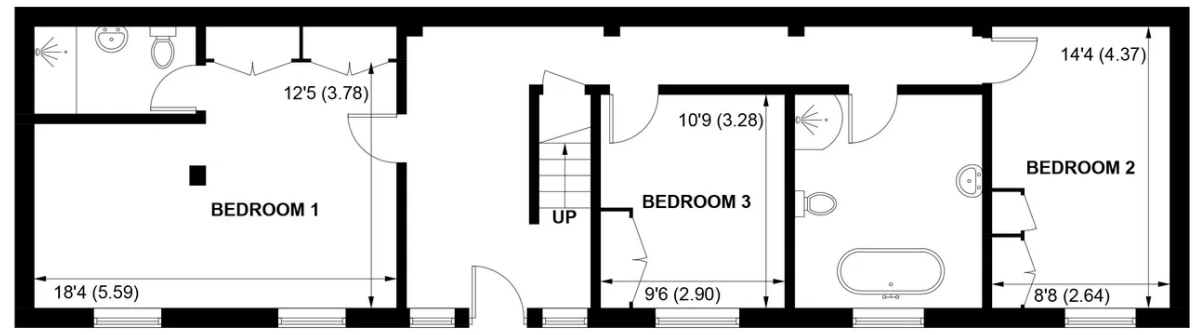
From Junction 10 of the M3: take the road signposted to Morestead and Corhampton and follow for 3.5 miles. The Barn will be found on the left hand side.

**What3words: ///tilt.modifies.reception**



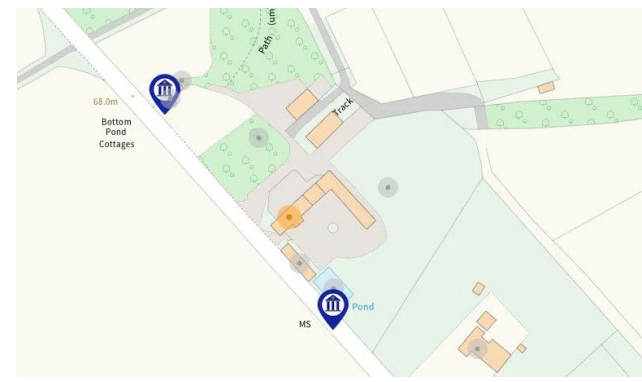
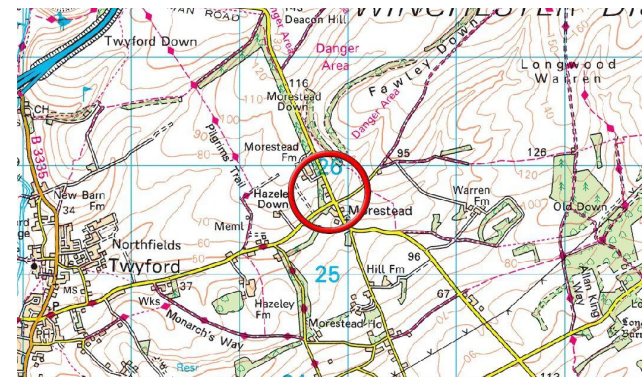


**FIRST FLOOR**



**GROUND FLOOR**

APPROXIMATE GROSS INTERNAL AREA = 1782 SQ FT / 165.6 SQ M  
 NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2026 ©  
 Produced for Hellards



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	70	78
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Hellards Estate Agents

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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.