

New Manor Barn
Whiteparish





A beautifully presented, light filled barn conversion set in a peaceful position on the edge of Whiteparish.

New Manor Barn, Miles Lane
Whiteparish, SP5 2QU

Guide Price:
£1,525,000



- Quality Barn Conversion
- 41 ft Kitchen Dining Room
- Delightful Rural Position and Views
- Four Bedrooms
- Good Mobile Coverage
- High Specification Finish
- Circa 6 Acres
- Oak Framed Double Carport
- Solar Power
- Outskirts of Whiteparish

The Property

A light, bright and spacious conversion of a Victorian barn built in 1906 and converted in the early 2000's. Set within a wonderful rural setting between Romsey and Salisbury with about 6 acres of garden and paddock.

The property was converted about 20 years ago to a high specification which includes under floor heating on the ground floor, oak flooring in the reception rooms and benefits from delightful views across the surrounding countryside with the added benefit of numerous footpaths and bridleways providing access to nearby Pepperbox Hill and Mean Wood. There is a lapsed planning permission for the erecting of three stables, Haystore, tack room and change of use of land to equestrian use. The current owners added a south facing conservatory in 2010 with a delightful outlook over the gardens and paddocks.

New Manor Barn retains part of its original style with exposed beams in manor of the rooms. It has, has been well maintained throughout and benefits from many double and some triple aspect rooms which fills the property with light. A particular highlight is the 41' Kitchen/ dining room well suited to family living and entertaining. The property also lends itself to multi-generational living with two staircases at either end of the property which could be set up to allow separate first floor living.

With just over 3,350sqft of accommodation laid out over two floors. The welcoming reception hall leads to all main rooms on the ground floor. Double doors from here lead in to the kitchen/dining room which is double aspect with French Doors leading onto the garden and also a door to the rear.

Services - Mains water and electricity. LPG gas, Solar. Private Drainage (septic tank).

Ofcom suggests Standard internet is available and all main mobile providers are likely to have service

Tenure

Freehold

EPC Rating

C (68)

Outgoings

Council Tax Band: G

Size

4007 sq ft (total)



The Property (continued)

Warmed by under floor heating and fitted with a Rangemaster-style oven and other integral appliances, central island, handmade floor and wall units. Plenty of space for a large dining table. The adjoining Boot room has plenty of space for coat and shoe storage and a WC, just outside the external door are a useful hot and cold tap which walkers and dog owners will no doubt find useful. From the boot room the utility room boast plenty of space for laundry, plumbing for a washing machine and dryer.

Just off the reception hall is a useful Study which could double up as a fifth bedroom. There is a delightful, triple aspect sitting room flooded with light with focal wood burner set on a brick hearth. French doors lead you into the southerly aspect conservatory which offers stunning outlook and views across the gardens, paddocks and beyond. There is also a further WC and boiler cupboard completing the ground floor.

On the first floor there are four double bedrooms all with fantastic views. The principal bedroom has an ensuite shower, ample built in wardrobes and two Juliet balcony's. At the other end as a large guest bedroom with scope (subject to relevant planning) to install an en suite. There are two further double bedrooms and two family bathrooms completing the first floor.



Outside

New Manor Barn is approached via Miles Lane, a quiet narrow country lane. The grounds which extend to 5.88 acres surround the property on three sides are truly special, offering fabulous views across open countryside. There is a sweeping gravel driveway leading to the property and the Oak framed double carport and garage/workshop with lean to wood store to the side. There are gardens leading from here to the front of the property predominantly laid to lawn with various flower and shrub borders and a delightful water feature.

The paddocks lie beyond the gardens and are interspersed with some magnificent specimen trees including Copper Beech, Oak, Birch and a Wellingtonia also a small Orchard with numerous fruit trees including Apple, Pear and Plum and where the lapsed planning application to build the stables is. The boundary is lined by fencing or established hedge and there is a second driveway/access to the rear.













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Location

New Manor Barn is situated on the northern fringe of Whiteparish, within walking distance (1 mile) of the comprehensive village amenities. A thriving community, Whiteparish has the benefit of a post office/community shop, village hall, primary school, a Grade II listed church, 2 pubs and a doctors surgery.

The market town of Romsey is approximately 8 miles from the property, offering a Waitrose and other amenities. Approximately 10 miles to the west lies the beautiful Cathedral city of Salisbury, which offers a wide selection of shops, restaurants, arts and recreational facilities. Trains from Salisbury to London Waterloo have a journey time of approximately 90 minutes. Golf at South Wilts Golf Club and High Post. There is a wide selection of both state and private schools in the area, including Salisbury Cathedral School, Chafyn Grove and Godolphin, as well as Bishop Wordsworth and South Wilts Grammar Schools. The property is also within the catchment area of Peter Symonds College in Winchester.



Approximate Floor Area = 311.3 sq m / 3351 sq ft

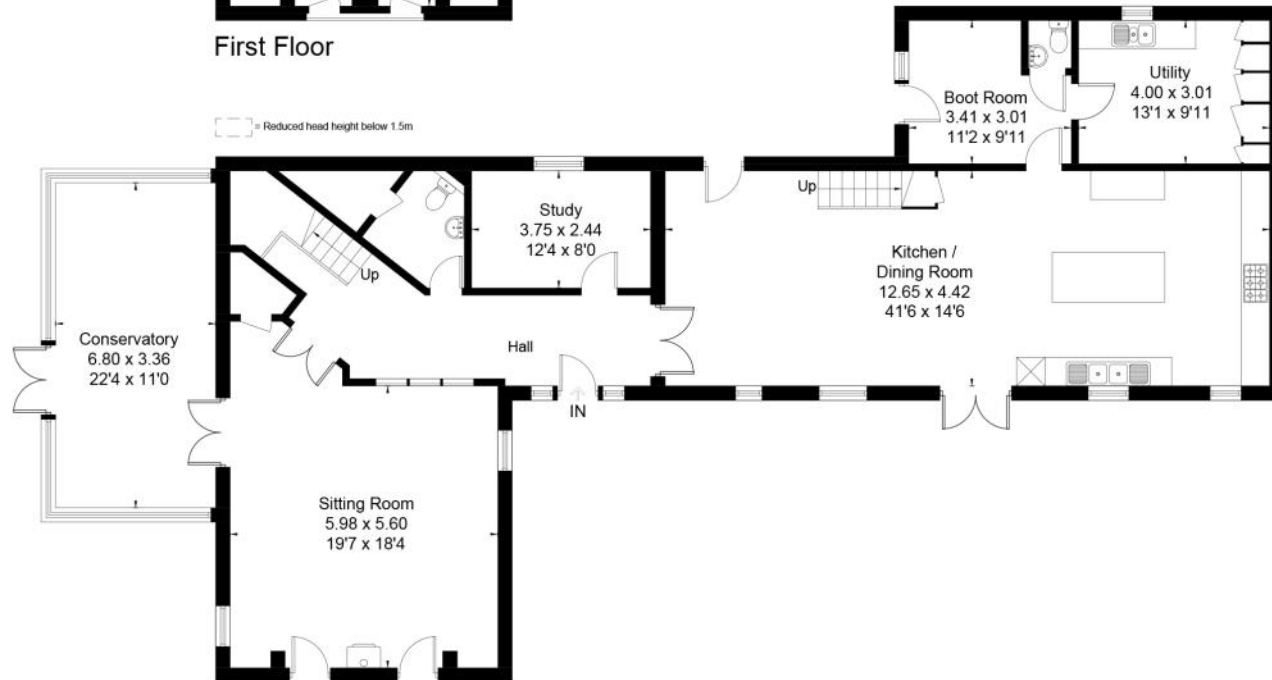
Carport / Garage = 61.0 sq m / 656 sq ft

Total = 372.3 sq m / 4007 sq ft

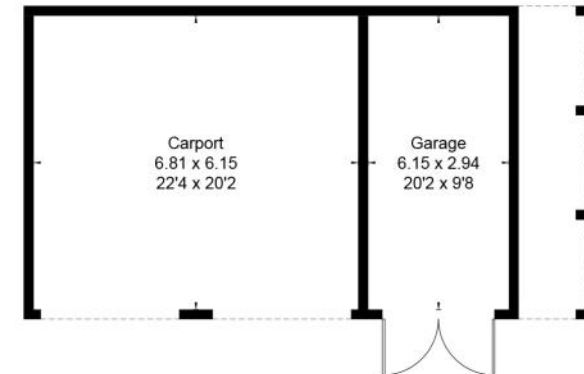


First Floor

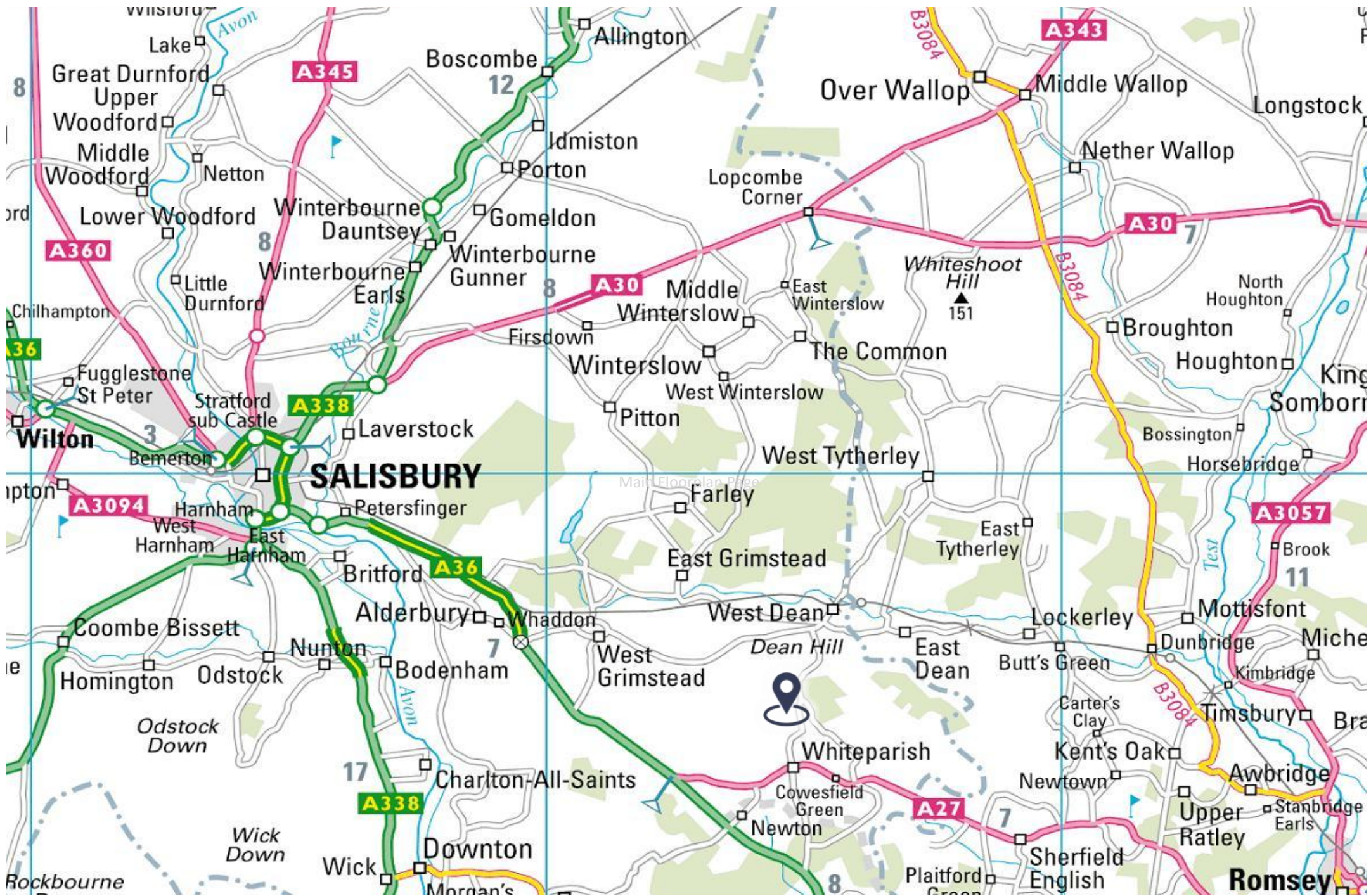
= Reduced head height below 1.5m



Ground Floor







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