



4 Little Hoe Barns Paradise Lane, Bishops Waltham - SO32 1NU

Offers in Region of £675,000

WHITE & GUARD

4 Little Hoe Barns Paradise Lane

Bishops Waltham, Southampton

INTRODUCTION

Dating back approximately 250 years, is this beautifully converted former piggery. Thoughtfully transformed around 20 years ago, the property now forms an exceptional three-bedroom barn conversion and sits on a wonderful, landscaped plot extending to 0.2 acre. Showcasing an abundance of exposed beams and character throughout, this exceptional home offers spacious and beautifully presented accommodation, tucked away along a quiet rural lane just moments from the centre of Bishops Waltham.

LOCATION

The beautiful market of Bishops Waltham offers a selection of shops and amenities and is surrounded by the South Downs that provides a number of lovely walks. The village is also within half of hour of the Cathedral City of Winchester and Southampton Airport. All main motorway access routes and also within easy reach for journeys to Portsmouth.

Southampton, Chichester, Guildford and London. Botley railway station also benefits from being 10 minutes away which is also a mainline station.

- EPC RATING E
- WINCHESTER COUNCIL BAND C
- FREEHOLD
- CHARMING THREE-BEDROOM BARN CONVERSION
- DATING BACK APPROXIMATELY 250 YEARS
- CHARACTER FEATURES THROUGHOUT
- LANDSCAPED 0.2-ACRE PLOT
- PEACEFUL RURAL SETTING
- MOMENTS FROM BISHOPS WALTHAM TOWN CENTRE
- BEAUTIFULLY PRESENTED ACCOMMODATION
- DRIVEWAY PARKING





INSIDE

A welcoming entrance hall provides access to the principal accommodation, immediately setting the tone for the home beyond. The impressive sitting room is undoubtedly the heart of the property, extending to almost 19ft in length and enjoying a wealth of exposed timbers alongside a striking wood-burning stove that forms a wonderful focal point. Large windows overlook the beautifully maintained courtyard gardens, flooding the room with natural light. Open to the sitting room, is the kitchen dining space, the kitchen itself has been thoughtfully refitted with an attractive range of shaker-style cabinetry complemented by granite work surfaces and a breakfast peninsula, creating an ideal space for both everyday living and entertaining. Integrated appliances are accompanied by generous preparation space and ample storage, whilst the adjoining utility room provides excellent practicality and additional external access.

The ground floor accommodation continues with a spacious double bedroom overlooking the front aspect together with a further bedroom, currently arranged as a study, offering excellent flexibility for those working from home or requiring guest accommodation. These rooms are served by a well-appointed shower room positioned conveniently from the entrance hall.

Occupying the entire first floor is a magnificent principal bedroom suite. Featuring vaulted ceilings, exposed beams and an abundance of character, this exceptional room provides a wonderful space whilst offering ample space and allows for plenty of bedroom furniture alongside a dressing area. A beautifully appointed bathroom completes the suite, incorporating both a separate shower enclosure and bath beneath a feature roof window.



OUTSIDE

Externally, the gardens have been lovingly landscaped to provide an exceptional outdoor environment. Predominantly laid to lawn and enclosed by mature trees, established planting and well-stocked borders, the gardens enjoy an excellent degree of privacy whilst offering colour and interest throughout the seasons.

Positioned to the rear, a substantial timber pavilion creates an outstanding entertaining space, perfectly designed for alfresco dining, summer gatherings and relaxing with family and friends. Adjacent to the pavilion is a further seating area alongside a detached timber outbuilding providing excellent storage and workshop capabilities. To the front, the property enjoys an attractive communal courtyard setting, beautifully framed by traditional brick elevations, mature planting and the timeless architecture that makes this exclusive development so desirable. The property benefits from two allocated parking spaces alongside a separate visitors parking area.

Offering the perfect balance between period charm and modern convenience, this remarkable home represents a rare opportunity to acquire a character property requiring little compromise. Whether seeking a peaceful countryside retreat, a stylish family home or an idyllic downsize, this exceptional barn is certain to impress from the very first viewing.

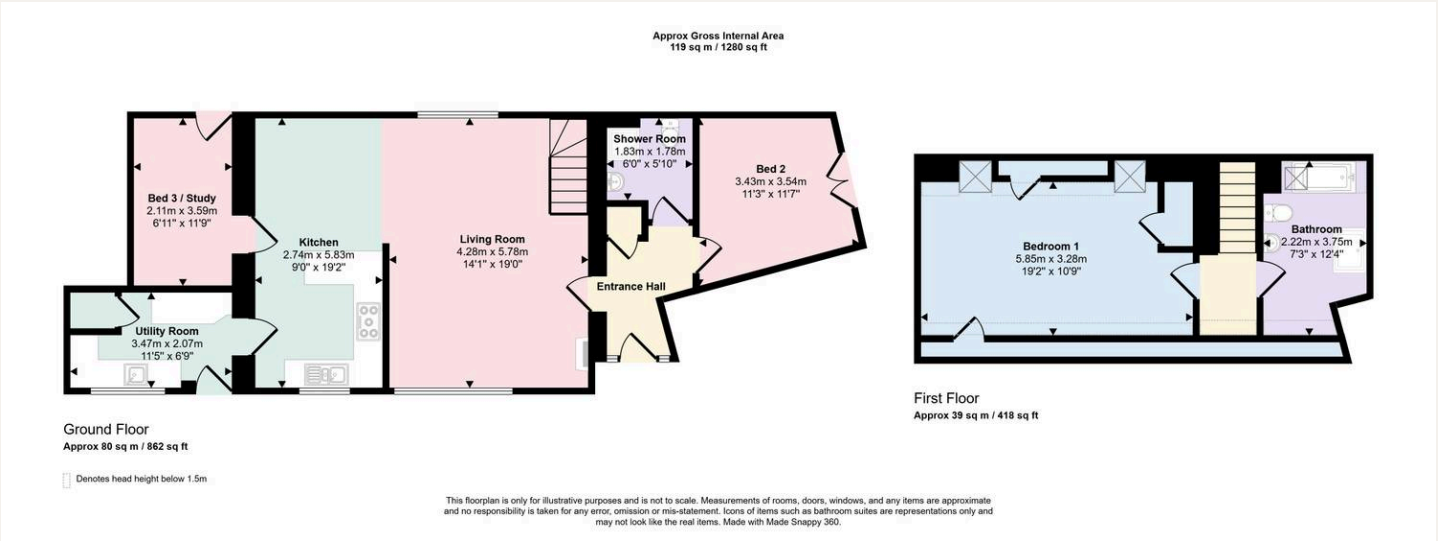
SERVICES:

Gas, water, electricity and private drainage are connected. Please note that none of the services or appliances have been tested by White & Guard.

Residents Maintenance Charge - £600 Per Ann. Which includes a gardener for the communal areas, communal electricity and private sewerage which is emptied twice per year.

DISCLAIMER

These particulars are not to form part of a Sale Contract owing to the possibility or errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded, unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore, prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.



Buyers: If you have an offer accepted on a property through White & Guard, under Anti-Money Laundering Regulations (2017), we are required by law to conduct Anti-Money Laundering Checks. There is a charge of £40 + VAT for these checks per applicant.

Sellers: Upon receipt of instructions to act in the selling of your home, under Anti-Money Laundering Regulations (2017), we are required by law to conduct Anti-Money Laundering Checks. There is a charge of £40 + VAT for these checks per owner.

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