



BERE FARM

Warnford, Meon Valley



# BERE FARM WARNFORD

Fully modernised, Grade II listed country house at the end of a farm track set in some of Hampshire's finest countryside in the South Downs National Park, and within approximately 6 acres.



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Local Authority: Winchester City Council

Council Tax band: H

Tenure: Freehold

Guide Price: £3,100,000



## BERE FARM

Bere Farm is set within over six acres with glorious and long reaching views, from every room across the Meon Valley and South Downs National Park. Historic and versatile outbuildings include the wheelhouse with original treadmill, potting shed, cellars, garaging for four cars, workshops, a large barn and a saddle stone granary. The gardens extend to the south and west, thoughtfully planted to frame open countryside, with a thatched garden building at the top of the garden providing a perfect vantage point for enjoying the setting. There is also a substantial greenhouse and enclosed productive vegetable garden. Warnford sits between Alresford and Petersfield and has a pub, church and recreational ground with the nearby village of West Meon providing a village store, primary school and another pub. Prep schools in the area include Twyford, Prince's Mead, The Pilgrims' School and Dunhurst. Independent senior schools include St Swithun's, Winchester College, Bedales and Churcher's College.











Bere Farm is a uniquely positioned and beautifully refurbished Grade II listed farmhouse where the current owners have undertaken a comprehensive programme of modernisation, successfully blending historic character with refined contemporary living. Exposed beams, stone and quarry tiled floors and wood burning stoves sit alongside modern comfort, including new timber double glazed windows and doors throughout. A substantial and welcoming reception hall with stone flooring and an inviting wood burner sets the tone, with an oak staircase rising to the first floor. Principal reception rooms include a double aspect sitting room with integrated shelving units, an office / snug with wood burner and further integrated shelving, and a versatile family room with two sets of double doors opening directly onto the garden. The heart of the house is the stunning hand made Tom Howley kitchen, superbly appointed with an island unit, stone worktops, Everhot cooker, a range of integrated Miele, Liebherr and Quooker appliances, and a striking triple aspect glass box extension with sliding doors leading to the terrace and garden. A well-proportioned pantry, a further study / hobby room, utility room and cloakroom complete the ground floor. The principal bedroom suite enjoys far reaching views across the garden and countryside, with a freestanding bath, dressing room and en-suite shower room. A guest bedroom also benefits from a freestanding bath and en-suite, alongside two further double bedrooms and a family bathroom.

Services: mains electricity, private water (borehole), private drainage (septic tank)

Heating: oil fired central heating

Post Code: SO32 3LE

Location: [what3words.com/fitter.politics.unstated](https://what3words.com/fitter.politics.unstated)

NB A track forming part of a public footpath runs past the house next to the property's adjoining field; this provides convenient access to superb walking straight from the front door.

Vehicle charging point





**Approximate Gross Internal Area**  
**Main House = 4289 Sq Ft / 398.45 Sq M**  
**Barn = 1208 Sq Ft / 112.25 Sq M**  
**Garages / Workshop / Store = 1627 Sq Ft / 151.14 Sq M**  
**Granary = 618 Sq Ft / 57.42 Sq M**  
**Wheelhouse = 423 Sq Ft / 39.24 Sq M**  
**Greenhouse = 176 Sq Ft / 16.37 Sq M**  
**Total = 8341 Sq Ft / 774.87 Sq M**  
 Outbuildings are not shown in correct orientation or location.  
 Includes areas with restricted room height.



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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.

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



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