



The Barn

Northington Down | Alresford
Hampshire | SO24 9TZ

Asking Price £895,000

- Sizeable Conversion of a Barn dating from 1885
- Versatile 'Upside Down' Accommodation
- Five Bedrooms and Three Bathrooms
- Enormous Central Sitting Room
- Beautiful South Facing Mature Garden
- No Forward Chain

An amazing conversion of a flint barn built in 1885 offering 4,700 feet of versatile living space. Set in a lovely rural location a few miles north-west of Alresford on the edge of the beautiful Candover Valley, The Barn has a lovely southerly facing garden with mature planting and a high hedge that affords it a great deal of privacy and seclusion.

The accommodation is 'upside down' with the bedrooms leading off from the entrance hall. There are three large double bedrooms all with en-suite bathrooms as well as a smaller double room, utility room and cloakroom. From the entrance hall, a door opens to a large workshop/garage with double doors to the outside.

Stairs lead to the first floor where you will find the focal point of the property, which is the enormous sitting room with vaulted ceiling measuring 39 x 28 feet, which is used as a dining/sitting room and gallery. A balcony looks south over the garden with steps down to a terrace seating area. Double doors lead to the kitchen and dining room as well as a walk in larder and TV Room/snug. Stairs lead to a galleried landing and the fifth bedroom. There is a large loft area accessed from the sitting room.



The stunning garden faces directly south and enjoys sun for the whole day. The garden has been landscaped to maximise the benefits from its beneficial aspect with varied planting of trees and shrub borders. There is a paved seating area and a garden pond with the remainder of the garden laid to lawn. It is surrounded by a mature hedge that allows plenty of privacy and seclusion.

Northington is an ancient settlement to the north west of Alresford. For road users, there is good access to the M3, A34 and wider road network. The rail station at Micheldever has a direct line to London. Heathrow airport is just over an hour away by road, whilst Southampton airport is closer by and offers a good choice of flights to European cities.



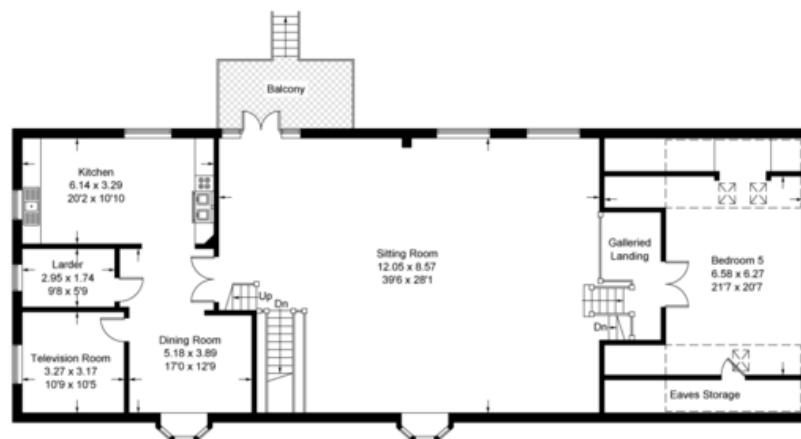
SERVICES

Mains water and electricity. Oil-fired central heating and private drainage (cesspit).

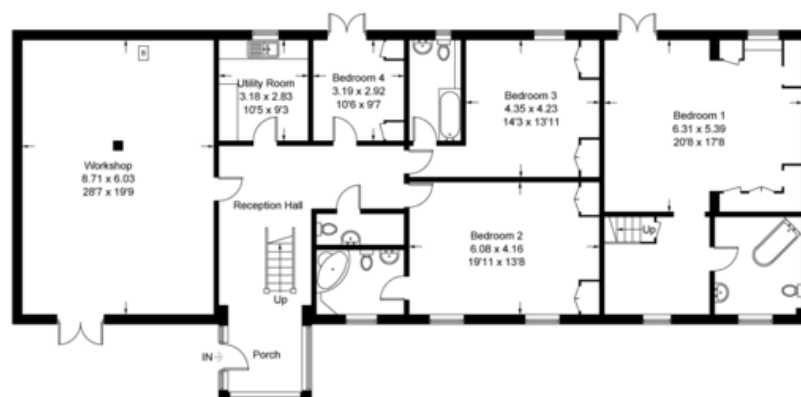
LOCAL AUTHORITY INFORMATION

Winchester City Council
Council Tax Band: G

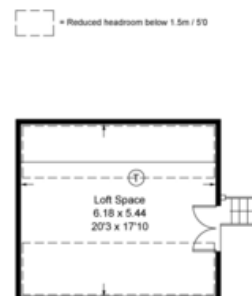




First Floor = 2324 sq ft / 215.9 sq m



Ground Floor = 2392 sq ft / 222.2 sq m



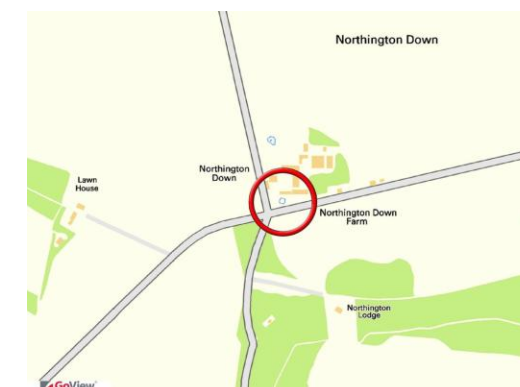
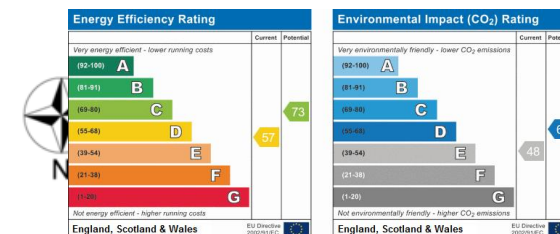
Loft Space = 378 sq ft / 35.1 sq m

Approximate Gross Internal Area = 4716 sq ft / 438.1 sq m
(Including Galleried Landing / Eaves Storage)

Loft Space = 378 sq ft / 35.1 sq m

Total = 5094 sq ft / 473.2 sq m

Illustration for identification purposes only, measurements are approximate,
not to scale. FloorplansUsketch.com © 2016 (ID254858)



DIRECTIONS From Alresford, proceed out of the town along Broad Street in the direction of Basingstoke on the B3046. Follow this road for about 4 miles going through Old Alresford. After entering Swarraton and passing The Grange, turn left to Northampton. Proceed ahead and, at the T junction, turn left and follow this road for about 0.6 of a mile. The Barn will be found on the right immediately before the right hand turn to East Stratton.