

**Bottom Pond Farm, Morestead, Winchester**

*At home in Hampshire*

Hellards

# The Barns, Bottom Pond Road

MORESTEAD, WINCHESTER, HAMPSHIRE SO21 1JE

## Guide Price: £2,250,000

- Stunning Barn Conversions
- Large Lawned Garden & Private Walled Garden
- Lovely Views over Fields
- Overall plot of 1.76 acres
- Open-Plan Kitchen/Living space
- 8 Bedrooms/6 Bath/Shower Rooms
- Generous Parking, Garaging and Workshops
- Investment Potential from The Granary

The Barn and The Granary comprise two beautifully converted barns, available either combined, or as individual properties.

**The Barn:** An outstanding barn conversion offering a substantial amount of versatile space. Immaculately presented throughout, this spacious 19th century barn was converted to a very high standard in 2012, offering contemporary living within a charming, period setting. The Barn is perfectly suited for entertaining, and large family gatherings, benefiting from excellent garaging, ample parking, and attractive gardens.

The generous accommodation includes three spacious reception rooms, as well as four well-proportioned bedrooms and four bathrooms, with underfloor heating. The front door opens directly into the impressive kitchen/living space, which features porcelain-tiled flooring and an amazing, vaulted ceiling with exposed beams. The modern feel is complemented by the contemporary style kitchen, with a few steps leading down to the spacious dining room. On this lower level there is also a cloakroom, as well as a study. From the main kitchen/living space, some steps lead up to the generously proportioned sitting room, which is on a mezzanine level above the dining room, with a glass balustrade overlooking the kitchen. A long corridor from the kitchen leads through to the bedroom wing, where there are four double bedrooms, each having their own ensuite bath/shower room, as well as a separate sitting/family room, with bifold doors to the garden.

A garage/workshop is located on the right hand side of the property, with an additional four bay garage and parking area accessed via a gated driveway to the rear.













Outside, the delightful walled garden has a modern twist, offering a large amount of entertaining and socialising space, centred around a rectangular fishpond. Doors from the house open to the large, lawned garden, with views over neighbouring fields.

**The Granary**: Beautifully converted, 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.

The South Downs National Park provides a stunning backdrop, with numerous opportunities for outdoor pursuits. The properties offer the benefit of country living, while remaining accessible to the amenities to be found in Winchester, which is just a 10 minute drive away.

**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

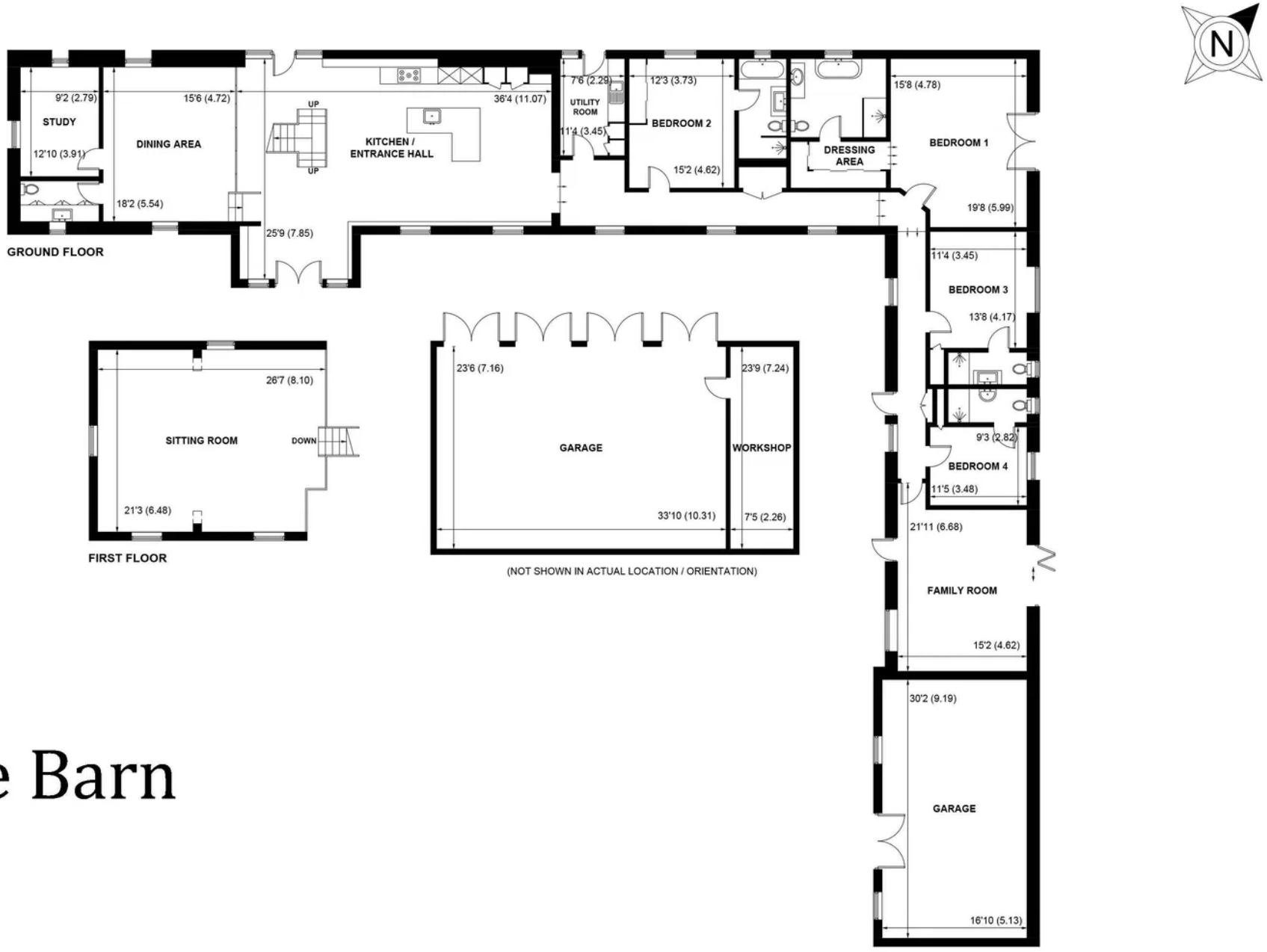
**DIRECTIONS**
From Junction 10 of the M3: take the road signposted to Morestead and Corhampton and follow for 3.5 miles.
The barns will be found on the left hand side.
The Barn: What3words: ///pitching.aboard.billiard
The Granary: What3words: ///tilt.modifies.reception











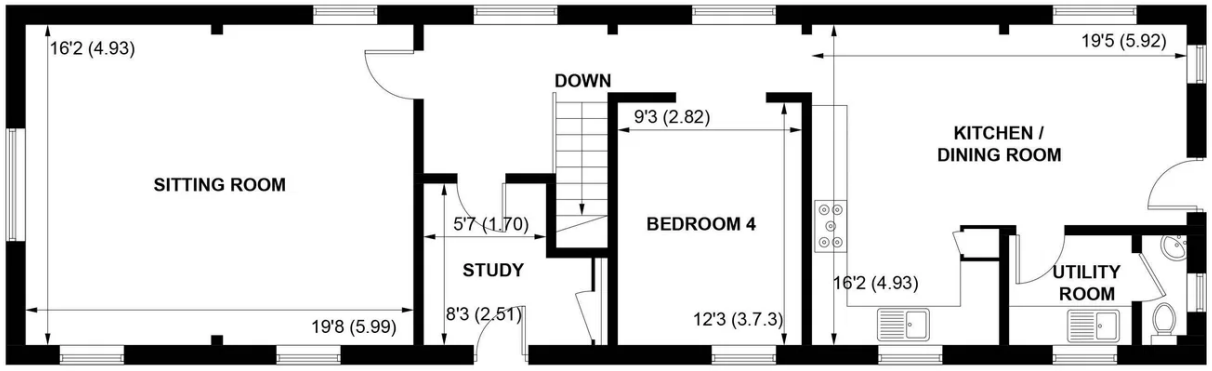

# The Barn

**APPROXIMATE GROSS INTERNAL AREA = 3712 SQ FT / 344.9 SQ M**
**GARAGES / WORKSHOP = 1497 SQ FT / 139.1 SQ M**
**TOTAL = 5209 SQ FT / 484.0 SQ M**

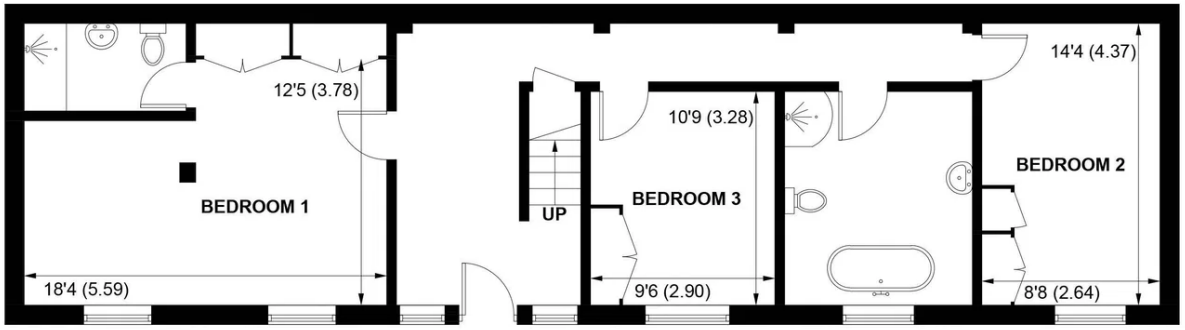
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# The Granary





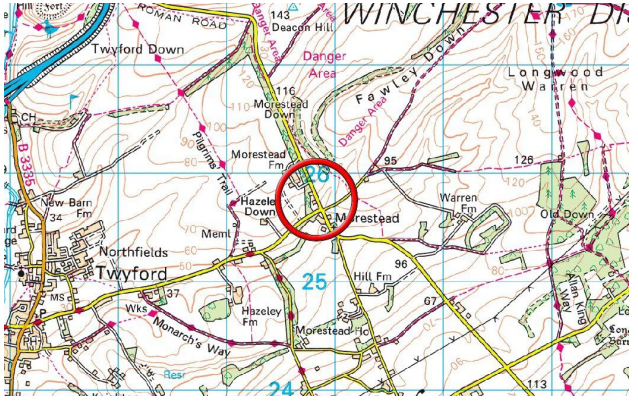

FIRST FLOOR




GROUND FLOOR

**APPROXIMATE GROSS INTERNAL AREA = 1782 SQ FT / 165.6 SQ M**

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepred as a general guide only. A detailed survey has NOT been carried out, nor the services, appliances and fittigs 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.