

# PENNY LANE BARN, PENNY LANE

STOCKBRIDGE, HAMPSHIRE



**EVANS & PARTRIDGE**















# PENNY LANE BARN, PENNY LANE, STOCKBRIDGE, HAMPSHIRE, SO20 6JJ

**AN IMPRESSIVE AND CONTEMPORARY BARN THAT HAS JUST BEEN COMPLETED WITH OVER 4,000SQFT OF MODERN LIVING INCLUDING A STUNNING BARREL VAULTED FIRST FLOOR WITH SOUTH FACING BALCONY TERRACE AND BEAUTIFUL FAR REACHING VIEWS, TENNIS COURT AND LANDSCAPED GARDENS AT THE END OF A LONG LANE ON THE OUTSKIRTS OF STOCKBRIDGE**

**END OF A QUIET LANE ON THE EDGE OF STOCKBRIDGE  
OVER 4,000 SQFT  
INTEGRAL 4 CAR GARAGING WITH EV CHARGING  
AIR - SOURCE / UNDERFLOOR HEATING THROUGHOUT / TRIPLE GLAZED  
LUXURY EN SUITE BEDROOMS  
STUNNING VIEWS**

**OFFERS INVITED AROUND: £1.795.000 Freehold**

## **DESCRIPTION**

A unique "Dutch Barn" style residence that has just been completed standing in about an acre of beautifully landscaped gardens with a newly re-surfaced hard tennis court. The property is constructed with solid concrete block and beam flooring. Aluminium frame triple glazed windows and doors. An air source system with underfloor heating throughout. There is extensive parking and substantial four car integral garaging with remote operated roller doors and EV charger. Penny Lane Farm Barn has an excellent setting at the end of Penny Lane very near Stockbridge, the lane then reduces into a footpath providing walks from the doorstep. The property is elevated, but takes full advantage of the beautiful uninterrupted views and the southerly orientation by having the main living area on the first floor, a vast open-plan room with a voluminous barrel vaulted ceiling and extensive glazing to all external walls, including a completely glazed, southerly facing, gable end well with central sliding doors to a large glazed balcony terrace area. The principal bedroom suite, also on the first floor is equally impressive and expansive with a vaulted ceiling, dressing area and luxury en- suite. The remaining accommodation is fairly versatile including two further en-suite bedrooms, tiling by Artisans of Devizes and Crosswater brassware as well as an enormous reception hall with space for dancing!

## **LOCATION**

The property enjoys an enviable elevated setting at the end of Penny Lane which then reduces to a footpath. Situated on the eastern edge of Stockbridge which offers a variety of shops, a post office, hotels and restaurants, cafes, public houses, churches, a doctor's surgery, primary and secondary schools. The cathedral cities of Salisbury and Winchester and the abbey town of Romsey are all within a twenty minute drive, and the A303 is close at hand allowing convenient access to London and the West Country. There are also mainline railway stations in Winchester and Andover (both about fifteen minutes' drive away) as well as Grateley (about ten minutes' drive) with fast trains to Waterloo.

## **ACCOMMODATION**

### **Entrance**

Wide sandstone steps. Contemporary up and down lights to either side of triple glazed aluminium framed door leading into:

### **Reception Hall**

(A substantial open area) Imposing open tread oak staircase with wide berth landing and modern glazed balustrade rising to the first floor. Double height ceiling over stairwell with contemporary light above, full width aluminium frame. First and ground floor glazing to rear aspect. Low door within giving access to part of the formal gardens. Oak flooring and LED downlighters. Oak panelled door to plant room. Further similar door into substantial integral four car garage. Wide opening to inner hallway, LED downlighters, oak flooring continues. Oak doors to boot room, playroom/bedroom 4 and bedroom suites 2 and 3.

## **First Floor**

### **Main Living Area**

A most impressive and unique light and airy living space featuring a substantial barrel vaulted ceiling with LED downlighters and curved steel supports. Full height and width arch glazing to the south aspect, with central wide sliding doors opening on to the balcony garden. Long aluminium frame windows to either side aspect; to the east overlooking part of the landscaped gardens and to the west uninterrupted views over rolling farmland and countryside. Oak flooring throughout. Wide opening at one end into:

### **Inner Hall**

(A substantial living/dining/entertaining area) Wall lights. Pendant light points above space for large table. Deep alcove to side of stairwell for further furniture or a study area.

### **Kitchen/Breakfast Room**

Deep sink with mixer tap and polished quartz drainer. Long polished quartz work surface with similar upstand. A range of olive colour matt finish high and low-level cupboards and drawers. Integrated fridge and freezer. Integrated dishwasher and recycling area. Eye-level combination oven/microwave with traditional oven and grill beneath. Large quartz topped island with long breakfast bar to one side. Wine cooler at the end. Pendant light point above. An inset induction hob with integral extractor fan. Deep pan drawers to one side, concealed cupboards under breakfast bar.

### **Balcony Garden**

This stunning and unique feature also with high barrel vaulted ceiling and inset LED downlighters. Porcelain tiled flooring with central drain and frameless glass balustrades on all sides, affording stunning uninterrupted views over the surrounding countryside.

### **Upper Inner Hall**

High ceiling with exposed steel support. Wall lights, oak flooring. Oak doors to utility/extended kitchen, study/bedroom 5, shower room and principal bedroom suite.

### **Utility/Extended Kitchen**

Stainless steel sink unit with mixer tap and quartz drainer. L-shaped polished quartz work surface with similar upstand. A range of light green pastel colour washed high and low level cupboards and three full height deep larder/pantry areas. Integrated washing machine and tumble dryer. High ceiling. Pendant light point.

### **Study/Bedroom 5**

High ceiling with pendant light point. Window to front aspect. Oak flooring.

### **Principal Bedroom Suite**

Substantial L shaped and dual aspect with space for dressing area. Barrel vaulted ceiling. Glazed wall to rear aspect and wide windows to front aspect. Pendant and LED downlighters. Door to:

### **En-Suite Wet Room**

Large and luxurious, fully tiled with feature wall. Opening in glass screen to twin wet areas each with overhead and handheld shower. Large freestanding bath with windows overlooking main lawn. WC. twin basins, brass fittings including towel radiator.

### **Shower Room**

(Spacious and L-shaped) Herringbone metro tiling creating a feature wall, raised wash hand basin on floating wash stand with drawer beneath. Wall mounted mixer tap. Low-level WC with concealed cistern. Towel radiator. A frameless glass screen opening to one side into fully tiled wet area with overhead shower. Window to side overlooking the garden. Extractor fan, high curved ceiling with downlighters.

## **Ground Floor**

### **Boot Room**

(A useful area) Oak flooring with LED downlighters. Scope to put horseshoe bench with coat hooks above and boot storage beneath.

### **Playroom/Bedroom 4**

Oak flooring. Window to rear aspect. LED downlighters. Wide opening into walk-in store or dressing area, with oak flooring and LED downlighters.

### **Plant Room**

Meters and fuse box, pressurised hot water cylinder, manifold for underfloor heating. Media cabinet. Plant for private water supply and air source heat pumps. Oak effect flooring.

<b>Bedroom Suite 2</b>	(Large double bedroom) Pendant and wall light points. High aluminium frame glazing to the width of the room overlooking part of the gardens. Oak door into:
<b>En-Suite Wet Room</b>	(Spacious) Feature porcelain tiled flooring and floor to ceiling tiling. Ceramic tiles at one end. Frameless glass screen into walk-in wet area with central drain, overhead and hand held shower attachments. Wash hand basin with storage beneath, mixer tap above. Low-level WC. Towel radiator. LED downlighters. Extractor fan.
<b>Bedroom Suite 3</b>	(Double bedroom) High Aluminium frame glazing to front aspect overlooking part of the grounds. Pendant and wall light points. Door to:
<b>En-Suite Wet Room</b>	(Spacious) Porcelain tiling to walls and floor, feature ceramic tiling to one wall. Frameless glass screen to walk-in wet area with over-head and hand held shower attachments. Raised wash hand basin with mixer tap and storage beneath. Low-level WC with concealed cistern. Towel radiator. Window to front aspect. LED downlighters. Extractor fan.
<b><u>OUTSIDE</u></b>	
<b>Drive and parking</b>	At the end of Penny Lane a steel gate gives access to a long private drive, also a footpath, which leads to the property. There is a newly laid extensive gravel drive that wraps around the southern edge of the property providing extensive parking enclosed by a tall curved row of Portuguese laurels.
<b>Gardens</b>	Professionally landscaped, beautiful lawns including a main gabion enclosed rear croquet lawn with central steps to an upper lawn, elevated fire - pit terrace and the wire enclosed re-surfaced tennis court. Specimen trees dotted throughout, steel edge paths and well stocked shrub borders. Trees and hedging to all boundaries affording great privacy with a raised beds and trees on the western boundary, screening the only neighbour, planted with creepers and wildflowers.
<b>Services</b>	Mains electricity. Private water via bore hole and drainage. Note: No household services or appliances have been tested and no guarantees can be given by Evans and Partridge.
<b>Directions</b>	SO20 6JJ
<b>Council Tax Band</b>	To be confirmed
<b>EPC</b>	To be confirmed

**VIEWING IS STRICTLY BY APPOINTMENT WITH EVANS & PARTRIDGE**  
**Tel. 01264 810702**  
**[www.evansandpartridge.co.uk](http://www.evansandpartridge.co.uk)**

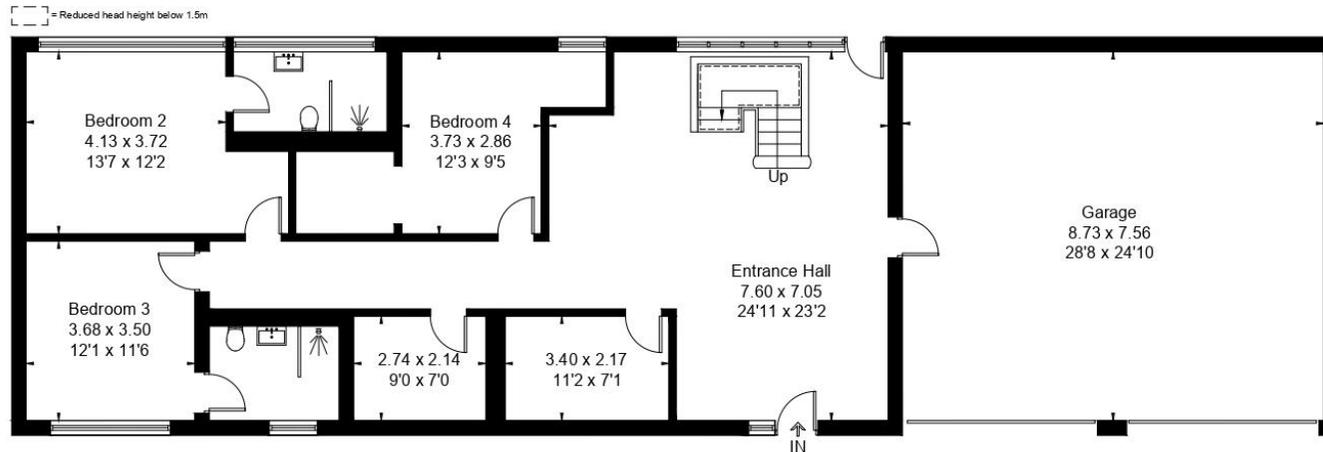
1. These particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Evans & Partridge or the vendors or lessors.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Evans & Partridge has any authority to make or give any representation or warranty whatever in relation to this property.

**Evans & Partridge is the trading name for Armstrong Partridge Limited (Company number 1043726)**  
**Registered in England at Agriculture House, High Street, Stockbridge SO20 6HF**

Approximate Floor Area = 378.8 sq m / 4077 sq ft  
(Including Garage)



First Floor



Ground Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #65070