



THE BARN, OLD HOME FARM BARNES
HIGH STREET, GRATELEY

EVANS & PARTRIDGE











THE BARN, OLD HOME FARM BARN, HIGH STREET, GRATELEY, ANDOVER SP11 8QX

AN EXTREMELY SPACIOUS TWO STOREY BARN CONVERSION WITH VAULTED CEILING AND EXPOSED FRAMEWORK THROUGHOUT THE FIRST FLOOR AND DOUBLE GARAGE EXTENDING TO OVER 3,500 SQ FT STANDING IN ABOUT A THIRD OF AN ACRE WITH SOUTH FACING GARDEN WITH AN OPEN RURAL VIEW

**SUBSTANTIAL SQUARE FOOTAGE AND VERSATILE ACCOMMODATION
FIRST FLOOR VAULTED CEILINGS AND EXPOSED BEAMS AND FRAMEWORK
LARGE SOUTHERLY FACING GARDEN BACKING ON TO COUNTRYSIDE
CLOSE TO GRATELEY RAILWAY STATION (WATERLOO 74 MINS)
COUNTRY WALKS - VILLAGE PUB WITH NEPALESE KITCHEN**

OFFERS INVITED AROUND: £845,000 Freehold

DESCRIPTION

The Barn is set to the rear of a small courtyard development in the heart of the village, offering privacy and security while being tucked away from the road. The front of the property faces north and provides parking and access, allowing the majority of the third of an acre plot at the rear where it enjoys a delightful southerly aspect, excellent privacy and attractive views over adjoining meadows. Constructed with timber clad elevations above exposed brick and flint plinths beneath a slate roof, the property features large windows that allow in excellent natural light. Extending to an impressive 3,285 sq ft (3,594 sq ft including the attached double garage), the versatile accommodation centres around a spacious reception and dining hall with full height glazing to both front and rear, a breakfast room leading to a large farmhouse style kitchen and a separate utility room which links to the garage. A separate ground floor wing contains three double bedrooms and a family bathroom, with potential to create two bath/shower rooms if desired, while a cloakroom and large study, or potentially a fifth double bedroom, complete the ground floor. The first floor, with its high vaulted ceilings and exposed timber framework, is divided into two impressive spaces: a superb triple aspect drawing room with a striking apex window overlooking the garden and a substantial principal bedroom suite with sitting area and en suite bathroom. Now offering scope for updating, the property presents an excellent opportunity to be styled to a new owner's taste, complemented by a large south facing garden enjoying wonderful views over meadows and convenient access to Grateley mainline station for commuting or school travel.

LOCATION

The property is situated in the centre of the village which has a reputable primary school, church, village hall, restaurant, golf driving range and mainline railway station providing fast services to London Waterloo (75 minutes). Andover, approximately six miles away, offers a comprehensive range of shopping, educational and leisure facilities and also a mainline station. The Cathedral cities of Winchester and Salisbury, together with Basingstoke are all within 30 minutes' drive, with the A303 and A34 close by allowing convenient access to London, the West Country, the South Coast and the Midlands.

ACCOMMODATION

Approach

The property is approached via a gravel lane situated at the rear of a small courtyard development. A wide gravel access road and gravelled courtyard with a central curved brick edged raised shrub border and silver birch tree. Steps descend to the front entrance porch, flanked by sloping grass banks and a lower gravel area suitable for pots and planters. Steps descend to the main entrance, flanked by lantern-style lights on either side. A panel front door is surrounded by full-height glazing.

Central Reception/Dining Hall	To the front of this large room is a double height ceiling with an open tread staircase rising to the first floor gallery landing. A substantial side wall offers an ideal space for artwork. Toward the rear of the room, the ceiling is lower, creating an intimate dining area suitable for a large table. Full width glazing with central double doors opens onto the rear patio, offering views over the main garden and paddocks beyond.
Cloakroom	Concealed behind a panel latch door, the cloakroom includes a corner wash hand basin with tiled splashback, cupboard beneath, low-level WC, ceramic tiled flooring, and an obscure glazed window.
Study / Bedroom Five	A spacious room currently used as a study, with potential to serve as a fifth double bedroom. It features a high level picture window and a long display sill to the front aspect.
Breakfast Room	This room links the central dining hall and the large farmhouse style kitchen. It includes a high window with views over the rear garden and a wide display sill to the front. An exposed upright timber sits on a stone and brick plinth.
Farmhouse Style Kitchen	A generously proportioned room with picture windows to both front and rear aspects. Polished granite work surfaces with matching upstands and windowsills complement a range of high and low level cupboards, including deep pan drawers and full-height storage. There is a tall recess with plumbing for an American style fridge freezer, along with undercounter space and plumbing for a dishwasher. A stainless steel one and a half bowl sink unit includes a mixer tap with granite drainer. The Rangemaster cooker comprises of two large ovens, separate grill, warming area and a five zone induction hob with granite splashback and Rangemaster hood above. Downlights are installed throughout. The room accommodates a family dining table and features exposed an upright timber on a stone and brick plinth to one wall, with rustic oak flooring. Latch door leads to steps rising to:
Utility Room	Fitted with a roll top work surface, inset stainless steel sink with drainer and mixer tap, tiled splashback and storage cupboards. Ceramic tile flooring, appliance recesses and oil boiler. A door leads to the rear garden, another connects to the integral double garage.
Inner Hall	Leading from the central dining hall the inner hall provides access to the ground floor bedrooms, main bathroom and a deep cupboard housing the hot water cylinder with slatted shelving above.
Bedroom Two	A double bedroom with an L-shaped layout and window to the rear aspect.
Bedroom Three	A double bedroom with a picture window to the front aspect.
Bedroom Four	A double bedroom with window overlooking the rear garden and views towards the meadows beyond.
Family Bathroom	A spacious room with a panelled bath and shower above, pedestal wash hand basin, low-level WC, radiator, ceramic tile flooring, obscure glazed window, extractor fan and a strip light with shaver socket and mirror below.
<u>First Floor</u>	
Drawing Room	A substantial room with vaulted ceiling and windows on three sides, including a large glazed gable offering views over the main garden and countryside beyond. Heavy exposed framework adds character. An electric fireplace provides a focal point at one end. A latch door opens into the principal bedroom suite.

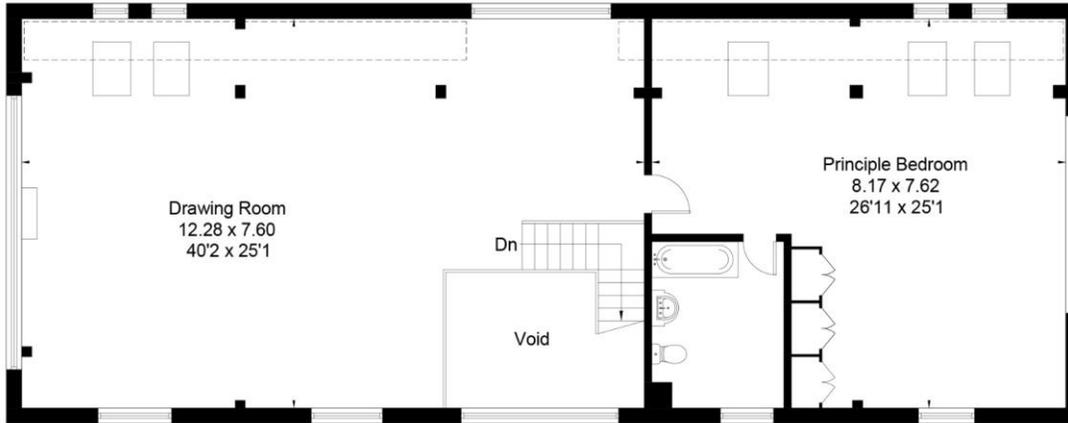
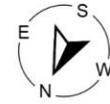
Principal Bedroom Suite	A large L-shaped room with combined bedroom and sitting areas, exposed framework and windows on three sides. A row of tall built-in wardrobe cupboards offer generous storage. The room will accommodate substantial bedroom furniture beneath a high vaulted ceiling. A panel latch door opens into the en suite bathroom.
En Suite Bathroom	Fitted with a panelled Jacuzzi bath featuring a central mixer tap and wall-mounted mixer shower with folding glass screen. A ceramic wash hand basin is mounted on a unit with cupboards and drawers beneath and a circular electric mirror above. Low-level WC, towel radiator, ceramic tiled flooring, obscure glazed window, downlights and extractor fan complete the suite.
<u>Outside</u>	
Integral Double Garage	Fitted with twin barn-style doors, lighting and power connections and shelving in one corner. Gravel parking areas are located in front of the garage. A wide grass walkway leads around the side of the building past a raised oil tank and through a gate into:
Rear Garden	Comprising a large, relatively level lawn interspersed with specimen and fruit trees, complemented by rose and herbaceous borders. A patio area offers outdoor seating. The garden is well screened by tall, mixed hedging. The rear boundary is enclosed with post and rail fencing, with views over the meadowland beyond. A large timber garden shed is positioned to one side.
Services	Mains water, mains drainage and oil central heating. Note: No household services or appliances have been tested and no guarantees can be given by Evans and Partridge.
Council Tax Band	Test Valley Borough Council - Tax Band G
Directions	SP11 8QX

VIEWING IS STRICTLY BY APPOINTMENT WITH EVANS & PARTRIDGE
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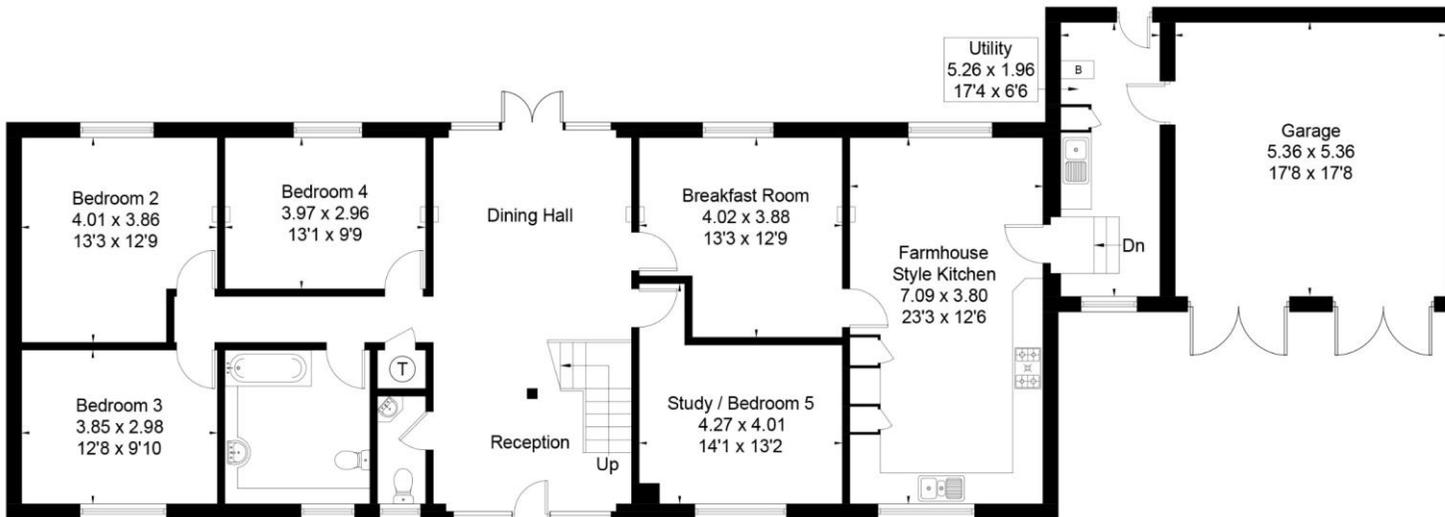
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Approximate Floor Area (Excluding Void) = 305.0 sq m / 3285 sq ft
 Garage = 28.7 sq m / 309 sq ft
 Total = 333.7 sq m / 3594 sq ft



= Reduced head height below 1.5m

First Floor



Ground Floor



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		