



EVANS & PARTRIDGE

STONY BATTER BARN
WEST TYTHERLEY, SALISBURY















STONY BATTER BARN, WEST TYTHERLEY, SALISBURY, HAMPSHIRE, SP5 1BD

A UNIQUE MODERN RESIDENCE WITH OPEN-PLAN LIVING, AN ADDITIONAL BARN, STABLES AND FREE DRAINING PADDOCKS AND GROUNDS EXTENDING TO ABOUT 4.5 ACRES, WITH NO NEAR NEIGHBOURS, IMMEDIATE ACCESS TO EXCELLENT OUTFRIDING, AND BEAUTIFUL VIEWS OVER SURROUNDING FARMLAND AND COUNTRYSIDE IN A QUIET RURAL SETTING BETWEEN WEST TYTHERLEY AND BROUGHTON

**SUPER FAST FIBRE BROADBAND
GRAZING - STABLING - OUTFRIDING - SPACE FOR MANEGE
STUNNING OPEN PLAN LIVING WITH LARGE KITCHEN
ABOUT 4.5 ACRES ALL ON CHALK - COUNTRY VIEWS
SHORT DRIVE TO STOCKBRIDGE AND GRATELEY STATION**

OFFERS INVITED AROUND: £1,500,000 Freehold

DESCRIPTION

It is rare to find such a beautiful setting. The property is surrounded by attractive open countryside and lies close to the Clarendon Way. A gated driveway leads to a large storage barn on the northern side of the property, from where the home is accessed via a short track, with stables and a tack room extending to the side of the barn. The access track reduces to a bridleway just past the property, providing immediate and safe access to outriding, an extensive network of paths, and easy access into Bentley Woods. The bulk of the land and gardens lie to the south, centred around a garden meadow with large enclosed paddocks on either side, one with a field shelter, and from this area there are long, uninterrupted views across adjoining farmland. A log-fired hot tub has been positioned to enjoy this aspect. There is also a raised kitchen garden area and lapsed planning permission was granted for an additional barn if required subject to a new application. This property offers true off-grid living, with a private water supply, private drainage, and no connection to mains electricity, uniquely powered by a renewable energy system comprising two solar arrays (~6.25 kWp total) with 13 roof and 12 ground-mounted Panasonic HIT 250W panels, two SMA Sunny Boy inverters connected to an SMA Sunny Island (6kW), a ~500W wind turbine, 48 × 2V battery cells (~560Ah), and backup generators including a Kubota Welfare Generator (diesel) – Model MGMK 10,000-80, 10kVA and a Hyundai diesel generator.

LOCATION

The property is situated rurally on the outskirts of the picturesque village of West Tytherley, a thriving village community, which offers a post office/shop, public house, primary school and two nurseries on the outskirts of the village, church, village hall, recreation ground and play area. Stockbridge High Street is within a 10 minute drive as well as Salisbury, Romsey and Winchester which are all within a close driving distance and provide a comprehensive range of leisure and shopping facilities. There is an excellent choice of state, grammar and private schools within easy reach. Grateley (9 miles) has fast services to London Waterloo in 75 minutes with a mainline railway between Southampton and Bristol in the neighbouring village of West Dean (2 miles).

ACCOMMODATION

Reception Hall

A substantial and wide hallway with high ceilings and exposed beams and timbers. Central pendant light with uplighters highlighting beams. Limestone tiled flooring throughout with inset coir mat at the threshold. Deep skirting boards and detailed architraves. Exposed original timbers. Glazed door to the rear garden. Wide opening into the main living area. Solid oak panel latch doors to bedrooms and family bathroom. Sliding door conceals:

Laundry Area/Boot Room	Work top with a range of high and low level cupboards. Recess and plumbing for washing machine. Worcester oil fired boiler. Fuse boxes. Built in bench with space for shoes beneath and coat rail above.
Main Living Area	Within a substantial four bay barn with pegged oak framework and vaulted ceilings. Each bay is fully glazed to the rear aspect with aluminium framed sliding doors providing access to the main garden and uninterrupted views over rolling farmland and countryside. The space is divided into a kitchen/breakfast room, central dining area and living area.
Kitchen/Breakfast Room	Fitted with a two oven Aga with traditional double hob (oil). LPG hob. Extensive polished quartz work surfaces with textured porcelain tiled splashbacks. Range of matt grey low level soft close cupboards and drawers. Oak framed full height central unit with tall pull out larder/pantry storage to each end. Integrated larder fridge and larder freezer. Integrated Siemens oven and grill, coffee machine and warming drawer with storage above and below. Substantial central island with quartz top, inset stainless steel sink with mixer tap and drainer. Three pendant light points above. Wide pan drawers to one side and long breakfast bar to the opposite side with cupboards and power points beneath, integrated wine fridge and oak end panels. Spotlights. Limestone flooring throughout. Open plan to:
Dining Area	Space for a substantial dining table with pendant light point above. Space for dresser or sideboard. Limestone flooring continues.
Living Area	Limestone flooring. Space for large seating arrangements.
Principal Bedroom Suite	Curved approach into dressing hall with high ceiling, exposed timbering, skylight and LED downlighters. Mezzanine storage area with clothes storage beneath. Oak flooring. Open doorway into the en suite and wide opening into a spacious dual aspect double bedroom with oak flooring. High vaulted ceiling with exposed oak framework and full height glazed windows to either side with glass doors and views across the garden, paddocks and surrounding countryside.
En Suite	Well appointed with metro tiled feature wall. Floating vanity unit with side by side raised circular basins, mixer taps and storage beneath. Shaver socket above. Low level WC with concealed cistern. Wide wet area with flush ceiling mixer shower. Two side aspect windows with oak sills. LED downlighters and fan.
Bedroom Two	Double bedroom with two side aspect windows. Built in corner dresser, high level book and display shelving with cupboards beneath. LED downlighters. Oak flooring. Ladder to mezzanine.
Bedroom Three	Double bedroom with oak flooring. Two side aspect windows. Exposed timbers and mezzanine area above.
Bedroom Four	Curved wall and exposed framework to one side. Two side aspect windows with views towards paddock. Oak effect flooring. Skylight and mezzanine area with opening into a walk in wardrobe with hanging rail, shelving and storage. Oak door to:
En Suite	Curved tiled feature wall. Porcelain tiled flooring and walls. High ceiling with skylight. Central floor drain and overhead mixer shower. Wash hand basin with mixer tap and mirror above. Corner WC with concealed cistern. LED downlighters.
Family Bathroom	Vanity unit with storage beneath and raised circular basin with mixer tap. Double ended curved bath with oak panel to the front and central mixer tap. Low level WC with concealed cistern. Metro tiled walls with recessed shelving. Side aspect window overlooking the gardens and paddock. Limestone flooring. High ceiling with downlighters and exposed timbers.

OUTSIDE

The property is accessed via a track from Stoney Batter Lane which reduces to a bridleway. Twin five bar gates open onto a substantial gravel driveway providing parking to one side of the property, screened by mature beech hedging. A sandstone terrace extends along the front of the barn with curved brick and flint retaining walls and sleeper edged herbaceous borders. A side terrace provides further seating space. There is a circular brick well and a wood fired hot tub to one corner of the garden. A working area of garden laid mainly to level ground where planning permission has been granted (lapsed) for a further outbuilding suitable for storage. Beyond this and screened by further beech hedging is a kitchen garden area with mixed beds screened by hedging. The majority of the land extends to the south and to either side of the property, divided into three main areas. A central garden laid to grass with ornamental trees slopes down to a meadow. There are enclosed free draining paddocks, one with a field shelter. Fine views are enjoyed across the surrounding countryside. Off the driveway is a large three bay barn with tarmac flooring. A lean-to along one side provides three loose boxes and a tack room/store.

Services

No mains electricity, mains water but delivered via private pipes from the adjoining farm. Private drainage. See description for further details. Note: No household services or appliances have been tested and no guarantees can be given by Evans and Partridge.

Directions

SP5 1BD

Council Tax

Test Valley Borough Council - Band E

VIEWING IS STRICTLY BY APPOINTMENT WITH EVANS & PARTRIDGE

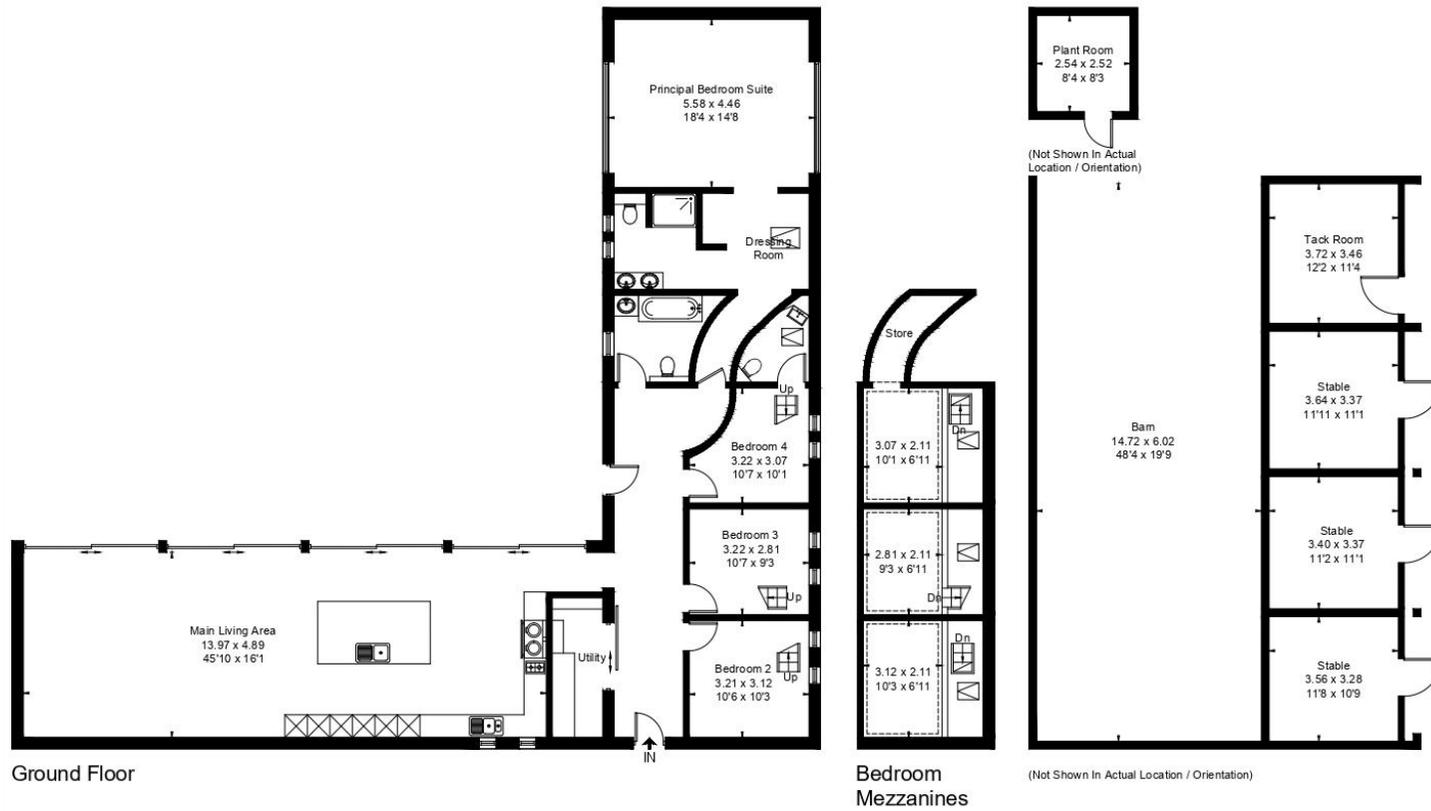
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Approximate Floor Area = 207.4 sq m / 2232 sq ft
 Barn / Stables / Plant Room = 145.8 sq m / 1569 sq ft
 Total = 353.2 sq m / 3801 sq ft



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 #102526

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		