A stunning converted barn in an exclusive courtyard development. Manor Farm Barns is set on the edge of Old Alresford and is surrounded by beautiful Hampshire countryside. The property would be well-suited to anyone wanting a modern lifestyle within a wonderful character property.

The house is approached from the gravelled driveway with double doors opening into an entrance hall, where there is a cloakroom and a cloaks cupboard. A further door opens into the reception hall/dining room, from where stairs ascend to the first floor and doors open to the garden. To the left is the country-style kitchen by Neptune with solid wood worktops, a breakfast room with space for a table and chairs, and a door to the garden. A utility room is off the kitchen. From the dining room, a door opens to the spacious sitting room, which features a wood-burning stove.

The first floor landing has plenty of beams, with a glazed landing, with study area overlooking the dining room and garden. All three bedrooms have built-in wardrobes and storage and vaulted beamed ceilings. There is an en-suite
shower room attached to the second bedroom, and a built-in mezzanine bed built over the stairs in bedroom three. Off the landing is a bathroom, with an airing cupboard housing the hot water cylinder.

Outside, there is a parking space on the other side of the courtyard, and a timber car port with a lockable loft above and a store room behind. The rear garden has been immaculately landscaped to create a relaxing space with several areas of interest. Adjoining the rear of the house there is a large seating terrace, with a couple of small steps up to a pathway, which meanders across the lawned garden to a garden office/outbuilding, which has heating and light. Herbaceous borders line the edges of the garden, and a gate leads through to an orchard and paddock area. At the far end there is direct access to The Oxdrove Way, which is ideal for dog-walking.

Old Alresford is located just to the north of Alresford, the beautiful Georgian town known for its variety of independent shops, restaurants and inns located in stunning surroundings on the edge of the South Downs National Park. Attractions include the Watercress steam railway, schools for infant, junior and secondary education, several churches and an active and inclusive community. The cathedral city of Winchester is about 7 miles away and there is easy access to the south coast, the midlands and London via the road network. There is also mainline rail access to London from Basingstoke and Winchester. Southampton airport is only about half an hour away by car.

SERVICES
Mains electric and water. Smart Home Electric Heating.
Shared drainage system.

LOCAL AUTHORITY INFORMATION
Winchester City Council
Council Tax Band: G
The particulars contained within this brochure are for guidance only and their accuracy is not guaranteed nor do they form part of any contract. Furthermore, no appliances, equipment, fittings, fixtures or services have been tested and therefore no warranty is either given or implied.