



A period barn conversion of the highest quality

Poachers Barn, 1 Dairy Place, Micheldever, Winchester, Hampshire SO21 3FG

Freehold



Reception hall • Cloakroom • Superb open plan drawing room and dining area • Garden room • Mezzanine sitting room • Kitchen/breakfast room • Utility • Study • Master bedroom with adjoining shower room and walk-in wardrobe • Guest bedroom with adjoining shower room • 2 further bedrooms • Family bathroom • Double car barn and store • Off-road parking • Gardens • EPC = B

Mileages

Winchester 7 miles

Basingstoke 11 miles

Micheldever Station 2 miles

Situation

Dairy Place is located approximately one mile to the north of the pretty and popular village of Micheldever, in wonderful Hampshire countryside of the Dever Valley. The village offers good local facilities, a popular primary school, church and public house. Nearby are a number of independent schools including Princes Mead, Twyford School, Pilgrims', Winchester College and St Swithun's. The village is within the catchment area of the well-regarded Henry Beaufort Secondary School and Peter Symond's Sixth Form College. The village is known for its welcoming community, with societies and social events and is extremely popular with families. Winchester and Basingstoke are easily reached, both with mainline railway stations, however only two miles away is Micheldever Station with hourly train services to London Waterloo. Road access is equally good with the A303, A34 and M3 all within easy reach.

Description

Poachers Barn forms a part of what was once Northbrook Farm, a redevelopment carried out in 2009/2010 by Walthams Limited, to create eight homes. Poachers Barn is believed to date back to around the mid-19th century, but has been converted with excellent attention to detail with a wealth of character features alongside latest technology and environmental features including an air source heat pump, solar PV and water heating. The property has been superbly maintained and offers spacious and well-planned accommodation, particularly for those that are looking to entertain. The property is approached into a welcoming reception hall with staircase to first floor and door to a ground floor cloakroom. The hallway provides access to the guest suite, study and the large kitchen/breakfast room. The kitchen/breakfast room has been beautifully fitted with a range with work surfaces over and a central island, measuring over 32ft x 12ft 8in, the kitchen is a significant feature to the house. Off the kitchen is a large and well-fitted utility room





The drawing room is exceptional. A wonderful vaulted full-height ceiling with ceiling timbers and doors to both front and rear terraces. This room is ideal for entertaining, but also perfectly evokes the feeling of living in a barn conversion with a large inglenook brick fireplace with fitted wood-burner and a mezzanine floor providing a separate sitting area or television room. The large double-height windows and doors that provide access to both front and rear also bathe this exceptional room in large amounts of light. On the first floor is a good size landing providing access to the master bedroom and two further bedrooms. The master bedroom is a very good size with adjoining shower room and superb walk-in wardrobe. A family bathroom competes the first floor accommodation.

Outside

Approached from a private driveway with parking area, the property has a double car barn and store with electric doors, perfect for vehicles and garden equipment. The excellent garden is a wonderful feature, principally laid to lawn, it boasts many attractive trees and shrubs plus a screened vegetable patch. There are a number of excellent outside seating areas which have been created including the sweeping patio immediately behind the house, a covered terrace to the front of the property and an attractive pergola clad retreat in the garden.

Accommodation

See floor plans

Services

Mains water and electricity. Private drainage. Air source heating. Solar heating for water.

Outgoings

Council Tax - Band D

Tenure

Freehold

Local Authority

Winchester City Council

Energy Performance

A copy of the full Energy Performance Certificate is available upon request.

Viewing

Strictly by appointment with Savills.

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Approximate Area 276.4 sq m / 2975 sq ft (Excluding Void)

Garage / Garden Store 47.1 sq m / 507 sq ft

Total 323.5 sq m / 3482 sq ft

Including Limited Use Area (3.4 sq m / 36 sq ft)



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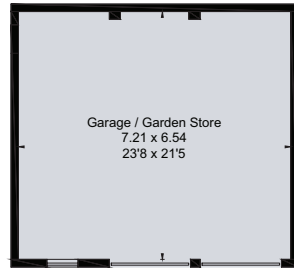
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Steven Moore

Savills Winchester

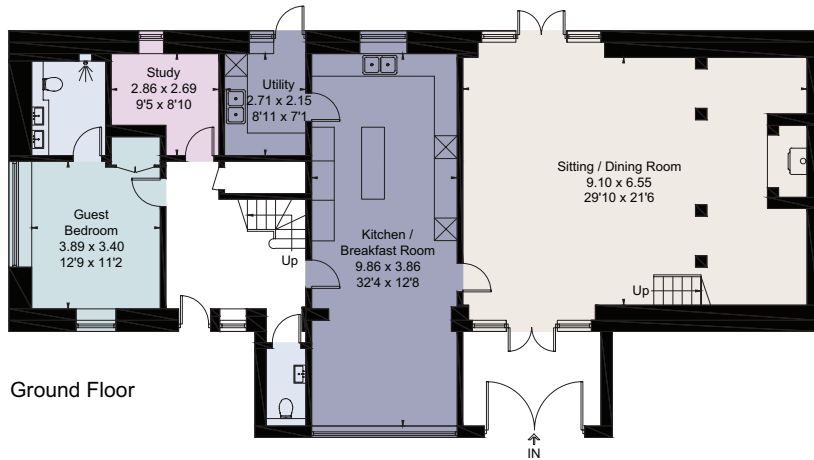
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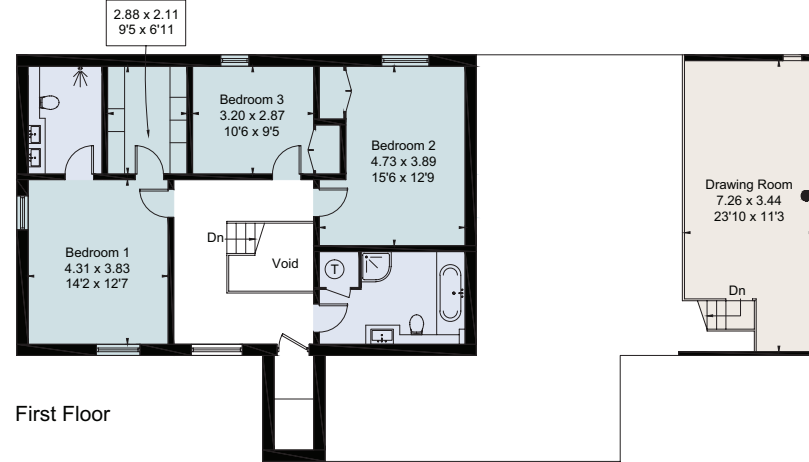


(Not Shown In Actual Location / Orientation)

☐ = Reduced head height below 1.5m



Ground Floor



First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		97
(81-91)	B	86	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

For identification only. Not to scale. © 200318MT

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