

# SHRONER BARN

MARTYR WORTHY • WINCHESTER • HAMPSHIRE



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# SHRONER BARN

BASINGSTOKE ROAD • MARTYR WORTHY • WINCHESTER • HAMPSHIRE • SO21 1AG

A DETACHED FAMILY HOME WITH WELL-PRESENTED ACCOMMODATION, SET  
WITHIN DELIGHTFUL GROUNDS OF 1.3 ACRES AND WITH FABULOUS VIEWS OVER  
NEIGHBOURING COUNTRYSIDE

## ACCOMMODATION

Sitting room • Dining room • Study • Kitchen/breakfast room • Laundry/utility room • Shower room  
Principal bedroom with en suite • Guest bedroom with en suite • 2 further bedrooms • Jack & Jill bathroom  
External store • Gardens  
In all about 1.3 acres  
EPC = D



### **Savills Winchester**

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## SITUATION

Martyr Worthy is a delightful rural village situated to the east of Winchester in the heart of the Itchen Valley. It is an exceptional location for access to central Winchester which offers a superb range of amenities as well as renowned schooling including Winchester College, St Swithun's School and Peter Symonds Sixth Form College. Preparatory education can be found at Prince's Mead in Abbots Worthy, Pilgrims' in Winchester and Twyford School. Hampshire is renowned for chalk stream fishing and the River Itchen is regarded by many as one of the best fly-fishing rivers in the country. There are also some beautiful walks in the area, with the Pilgrim's Way giving access to a network of footpaths. The south coast, with numerous sailing opportunities is close at hand and there are golf courses at Winchester and Alresford. Winchester is an historic cultural hub with many excellent restaurants, a farmers' market, Cathedral and the Theatre Royal.

## DESCRIPTION

Shroner Barn is a sympathetic and attractively converted barn which had significant input from the renowned local architect Huw Thomas. This fine property has undergone significant improvement with the current owners resulting in a quite fantastic living environment. The open plan kitchen/breakfast/family room is a magnificent living space, a recently fitted kitchen makes a real impact with an impressive range of floor and wall mounted units including cupboard and drawer sections with work surfaces over. A large central island with low level breakfast bar is a real focal point and the large electric Aga really completes the farmhouse feel. There is a large area for the breakfast table as well as sofas, making this living space a real hub of the house and with doors opening onto a large terrace it is the ideal arrangement for entertaining. A updated utility area links in particularly well making a practical arrangement for modern day living. The principal reception areas include a fantastic vaulted sitting room with central fireplace and a study area tucked away behind, this is a really great room.

A large dining/garden room with central fireplace really does interact well with the external environment and enjoys a fantastic outlook over the grounds and countryside beyond, an excellent reception space. At first floor there are a total of four bedrooms including a principal bedroom with en suite and a further guest suite with en suite facilities. The remaining bedrooms are serviced by a Jack and Jill bathroom.

## OUTSIDE

The property is approached via electric gates which open onto a large driveway which provides parking in the front of the house as well as a secondary drive to the side providing plenty of parking/turning. The grounds extend to approximately 1.3 acres and offer a fantastic space for outdoor recreation and relaxing. Double doors opening out of the kitchen/breakfast room area onto a terrace which provides the perfect space for outdoor entertaining. The formal gardens are to the rear and are easily accessed off the dining/garden room.





Principally laid to lawn there is some particularly attractive planting throughout the grounds which give a good degree of interest throughout the year. To one side there is a further large expanse of lawn which is interspersed by flowering cherry and attractive box hedging. In summary a superbly equipped family home enjoying the best blend of living with rural views to the rear easy access to the centre of Winchester.

#### ACCOMMODATION

See floor plans.

#### TENURE

Freehold.

#### SERVICES

Mains electricity. Private water and drainage. Oil-fired central heating.

#### OUTGOINGS

Council Tax – Band G.

#### POSTCODE

SO21 1AG

#### LOCAL AUTHORITY

Winchester City Council.

#### ENERGY PERFORMANCE

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

#### VIEWING

Strictly by appointment with Savills.

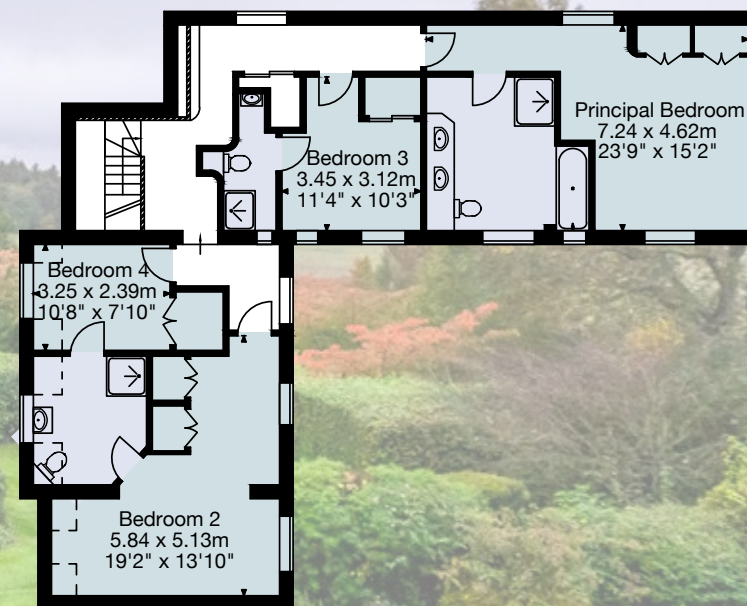




**Shroner Barn, Basingstoke Road, Martyr Worthy, Winchester, Hampshire SO21 1AG**  
**Gross Internal Area (Approx)**  
**Main House** 285 sq m/3,065 sq ft



Ground Floor



First Floor

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