

# FIELD BARN

CHURCH STREET • MICHELDEVER • HAMPSHIRE • SO21 3DB





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A SUPERBLY POSITIONED FAMILY HOME LOCATED AT THE HEART OF THIS POPULAR HAMPSHIRE VILLAGE WITH DELIGHTFUL GARDENS EXTENDING TO ABOUT 0.61 ACRES

## ACCOMMODATION

Entrance hall • Sitting room • Dining room • Study • Garden room • Kitchen/breakfast room • Utility room

Cloakroom • Currently 3 bedrooms (easily returned to 4)

Workshop • Barn • Double garage • Shed • Greenhouse • Gardens

In all about 0.61 acres

EPC = E



### Savills Winchester

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## SITUATION

Micheldever is a pretty Hampshire village situated in the beautiful countryside of the Dever Valley. There are good local facilities including a popular primary school, church and public house. There are highly regarded secondary schools in Winchester, and there are also a number of independent schools within easy reach including Twyford, Winchester College and St Swithun's. Winchester and Basingstoke are easily reached, both having mainline railway stations. Just over two miles away at Micheldever Station are regular train services to London Waterloo. The A34, M3 and A303 roads for access to the Midlands, London, the South Coast and South West are within a short distance.

## DESCRIPTION

Field Barn is a particularly interesting detached family home which comes with a wealth of character as well as a Grade II listed period barn. The property which sits centrally within the popular village of Micheldever comes with three bedrooms at first floor level with potential to reinstate a stud wall and return to four bedrooms. On the ground floor there is some generous accommodation including a kitchen/breakfast room which sits very much at the heart of the house and comes with a range of floor and wall mounted units including cupboard and drawer sections and work surfaces over, a large central island with further work space provides an excellent area for informal dining. Off the kitchen area there is through access to the garden room which provides generous space for family living and relaxing. Other reception areas include a formal dining room, study and sitting room. Attached to the house is a large period Grade II listed barn

which is currently used as storage and comes with a wealth of exposed timbers and provides a fantastic games room/hobbies room with storage above. With a garage and plenty of parking the house is well set for modern day living.

The gardens are a real feature of Field Barn and lie predominantly to the rear of the property including a large area of terrace providing the perfect space for outdoor entertaining. From here, steps lead up to the main area of lawn which is interspersed by some attractive planting and mature trees, creating a fabulous backdrop with a good degree of interest throughout the year. In one corner of the garden there is a kitchen garden area and the lawns extend to the boundary of the fence which adjoins the church grounds. In summary, a particularly well positioned family home set within delightful grounds and offering a fantastic living environment.



## ACCOMMODATION

See floor plans.

## TENURE

Freehold.

## SERVICES

Mains water and electricity. Private drainage. Oil-fired central heating. Electric underfloor heating in kitchen and garden room.

## OUTGOINGS

Council Tax – Band F

## POSTCODE

SO21 3DB

## LOCAL AUTHORITY

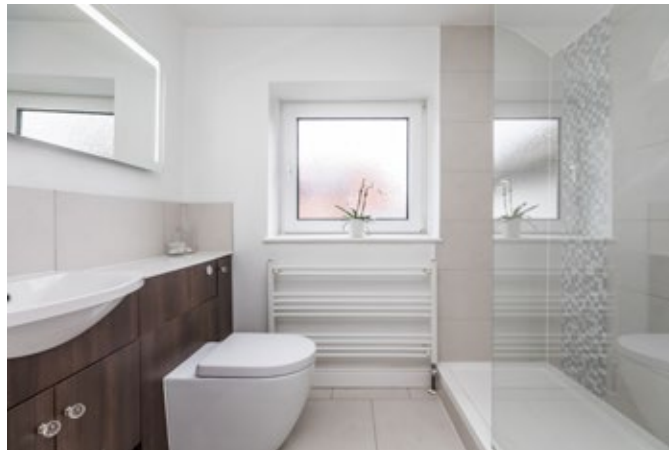
Winchester City Council

## ENERGY PERFORMANCE

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

## VIEWING

Strictly by appointment with Savills.



# Field Barn, Church Street, Micheldever, Winchester, Hampshire SO21 3DB

## Gross Internal Area (Approx)

**Main House** 192 sq m / 2,064 sq ft

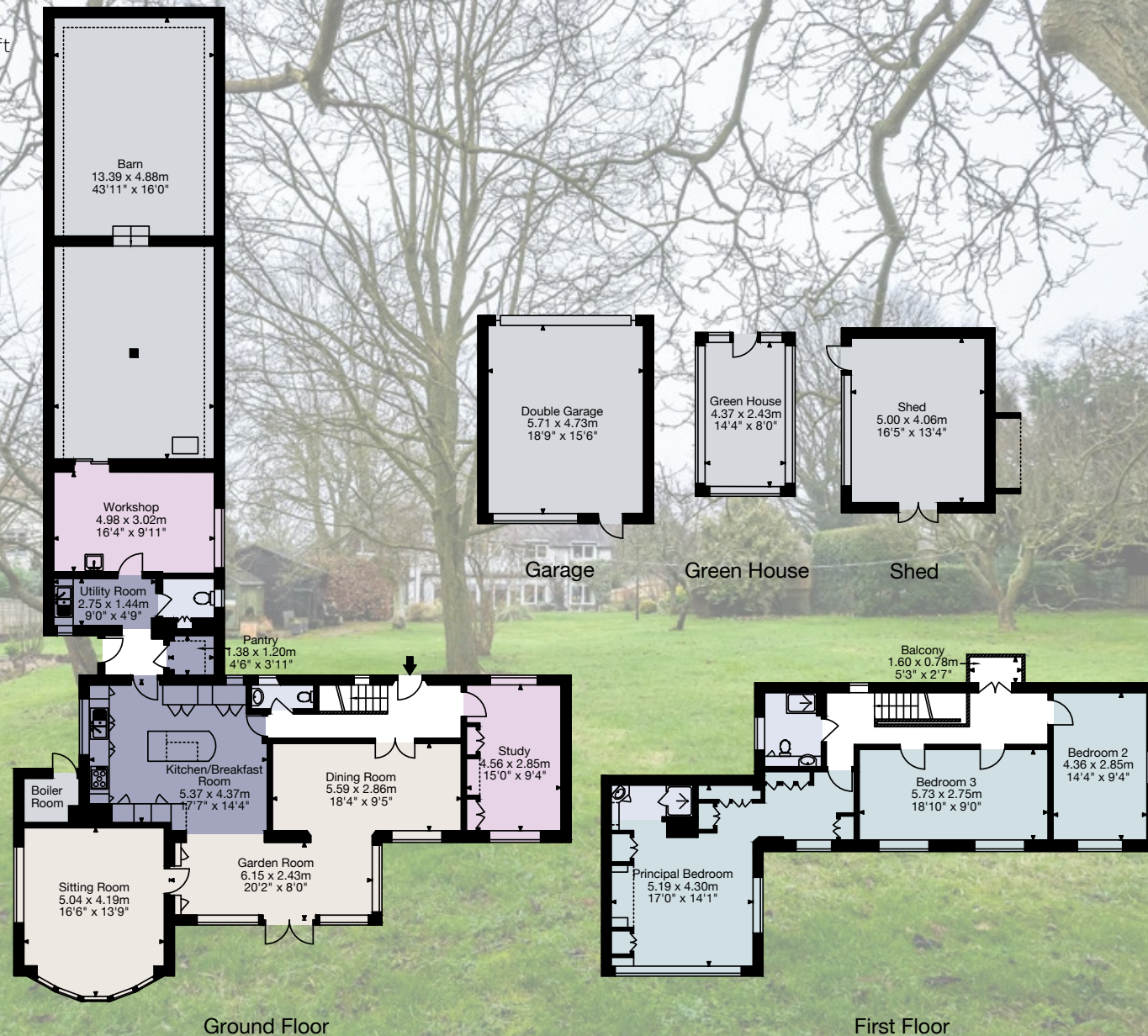
**Workshop/Barn** 82 sq m / 884 sq ft

**Green House** 11 sq m / 114 sq ft

**Shed** 20 sq m / 218 sq ft

**Garage** 27 sq m / 291 sq ft

**Total Area** 332 sq m / 3,571 sq ft



### Important Notice

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Energy Efficiency Rating		
Energy rating	Current	Potential
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (22-38)		
G (1-21)		
Not energy efficient - higher ratings better		
England, Scotland & Wales		EU Directive 2002/91/EC



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