

Annetts Barn, Lower Farringdon



Annetts Barn

Beautiful barn conversion with 4.32 acres of gardens, grounds and range of outbuildings.

Converted in 2014, this beautiful barn conversion provides a wonderful blend of open living space, with period features and views over its extensive grounds. Arranged over three levels, the reception rooms are quite magnificent, with vaulted ceilings. The kitchen/breakfast room leads onto an open dining hall and family room, creating first-class living and entertaining space. Currently, there are three en suite bedrooms. There is potential to create further by converting the adjoining outbuildings, which was part of the original planning permission.

The barn is approached from the road over a private driveway, concluding in a courtyard, where there are a range of outbuildings, which have potential to be converted into secondary accommodation.

The formal gardens adjoin the barn and have views over the remainder of the grounds, which are currently utilised as paddocks. To the south-east boundary is a substantial steel framed barn with access road.

The adjoining farmhouse is also available for sale.

Guide Price £1,600,000



EPC
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Services

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

Local Authority: East Hampshire District Council

Council tax band G

Tenure Freehold

Postcode: GU34 3EL





Mileages

Alton 4 miles, Petersfield 9.5 miles, Farnham 12 miles, Basingstoke 15 miles, Winchester 17 miles, Guildford 23 miles, A31 1.5 miles, M3 14 miles, London Waterloo from Alton Station from 67 minutes. All distances and times are approximate.

Situation

The joined villages of Lower & Upper Farrington are situated within the South Downs National Park about four miles south of the Georgian market town of Alton. Within the villages are two public houses and a church. Alton provides a comprehensive range of day-to-day amenities, with the major towns of Petersfield, Farnham, Winchester and Basingstoke within daily driving distance, offering a broader range of shopping, recreational and educational facilities.

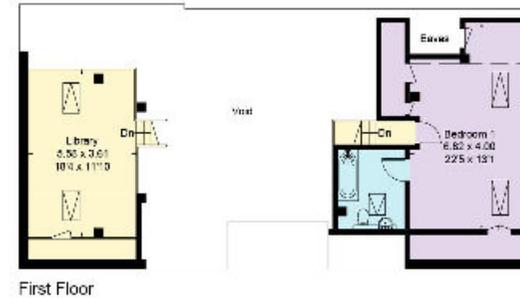
Communications are first-class with the M3 and A31 close by providing access to London, the South Coast and Southampton Airport. There is a mainline station at Alton with direct services to London Waterloo.

Educational needs are well provided for, with excellent state schools in Alton and the surrounding villages. Independent schools nearby include Alton School, Edgeborough, Frensham Heights, Churches, St Swithun's and Lord Wandsworth College.

The surrounding countryside is delightful, throughout which there are many public footpaths to enjoy, some of which are accessible from the property.







Approximate Gross Internal Floor Area
299.6 sq m / 3,225 sq ft
Outbuildings 186.9 sq m/2,012 sq ft
Total 486.5 sq m/5,237 sq ft
Incl Limited Use Area (5.6 sq m/60 sq ft)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

Knight Frank
North Hampshire
Matrix House
Basingstoke
RG21 4FF
knightfrank.co.uk

I would be delighted to tell you more
Shaun Hobbs
 01256 630971
shaun.hobbs@knightfrank.com



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