



# The Old Dairy Ibthorpe Hampshire







# The Old Dairy

Ibthorpe, Hampshire

**Outstanding barn conversion with annexe and land.**

Hall/study | drawing room | sitting room/family room | kitchen/sitting/dining room, | utility room | boot room and cloakroom | Ground floor guest suite.

Principal bedroom suite with study/Bedroom 5, two further bedrooms (one ensuite) and family bathroom  
Self-contained annexe comprising bedroom, shower room and kitchen.

Landscaped garden | terrace with outdoor shower | raised beds and orchard | sunken terrace and paddock |  
Double car port and garden store | In all about 3.55 acres and 4,288 sq/ft.

Andover 6 miles (London Waterloo 70 minutes), Whitchurch 7 miles (London Waterloo 65 minutes),  
Hungerford 12 miles, Newbury 12 miles (London Paddington 50 minutes),  
Marlborough 19 miles, Winchester 22 miles, Salisbury 25 miles  
(Distances and times approximate.)



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## Situation

The Old Dairy is an impressive barn conversion located in Ibthorpe, in the sought-after Bourne Valley, 6 miles to the north of Andover.

Nearby Hurstbourne Tarrant has an Ofsted Outstanding primary school, public house, community centre and recreation ground with tennis courts.

Andover has a variety of recreational and shopping facilities including a cinema and Waitrose.

Trains to London Waterloo take approximately 70 minutes with the A303 providing fast access to London and the West Country.

There are many well-regarded independent schools nearby including Farleigh, Thorngrove, Rookwood, Cheam, Winchester College, St Swithuns, Marlborough College and Godolphin.

## For Sale Freehold

The Old Dairy has been converted into a stunning home with great flair and attention to detail. It is beautifully presented to a high standard and whilst many period features remain there are many contemporary and modern fittings.

The impressive kitchen has an island and larder. With large doors the room is incredibly light and spacious. There is a seating and dining area with woodburning stove.

The south facing drawing room has a woodburning stove and leads onto a covered terrace with BBQ, ideal for outdoor entertaining.

A downstairs bedroom with separate access provides excellent guest accommodation.

On the first floor there are 3 further bedrooms with a further nursery room which could be used as an additional bedroom or study.

## Outside

The house is approached via a 5 bar gate that leads to a gravelled drive and parking area. Steps from the drive lead to a wonderful



south facing terrace with outdoor shower.

The south facing gardens are mainly laid to lawn with raised beds and an orchard. A sunken terrace, with water and electrics, providing sheltered entertaining space.

A fenced paddock with water can be accessed via a right of way over an adjacent track.

There is a double carport with garden stores.

## Accommodation

See floor plans

## Services

Mains electricity, water and drainage. Oil heating and Aga.

## EPC Rating

C

## Local Authority

Test Valley Borough Council. 01264 368000

## Postcode

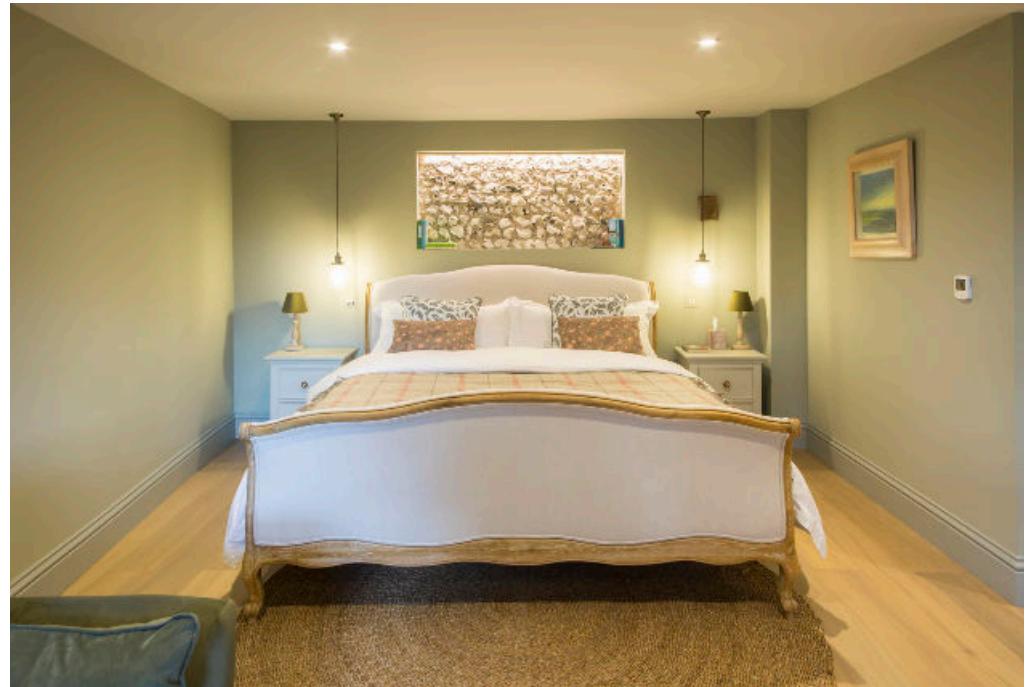
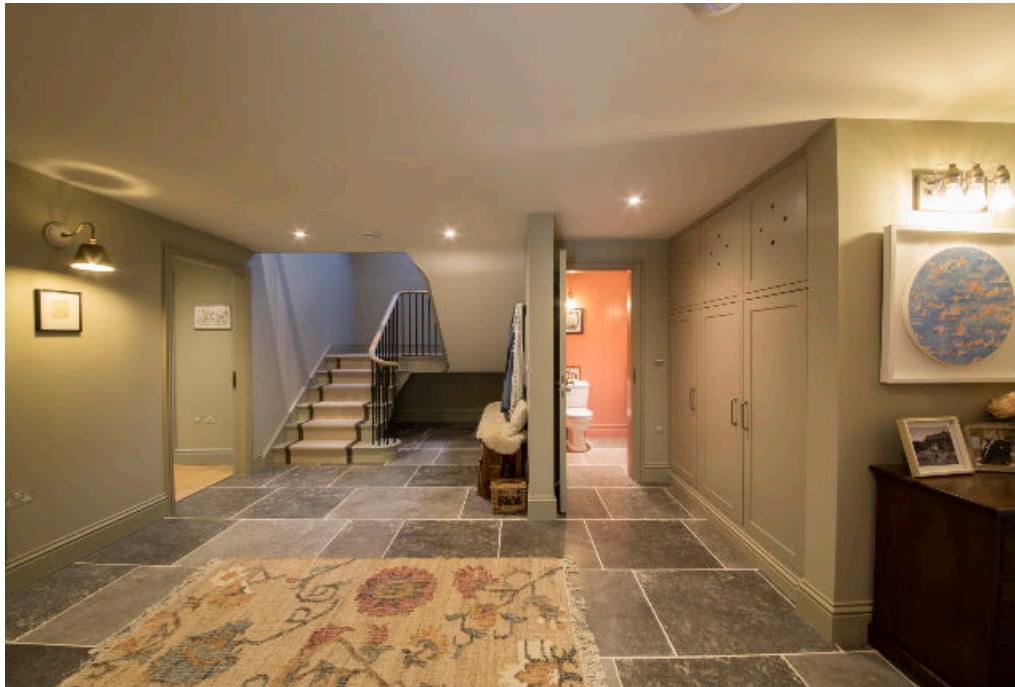
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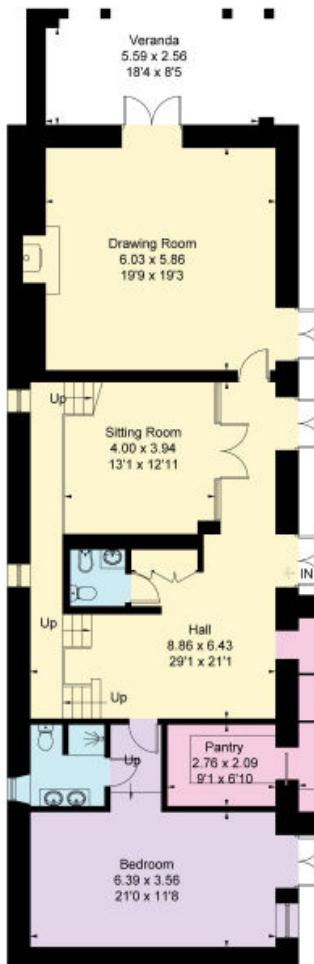
## Directions

From Andover head north on the A343 passing through the village of Enham Alamein. After about 3 miles, on entering Hurstbourne Tarrant pass The George & Dragon public house on the right and immediately turn left towards Upton and Vernham Dean. The house will be found on the left after all 3/4 mile just before the small bridge and the entrance to Horseshoe Lane on the right.

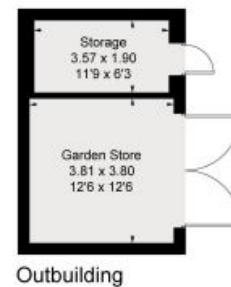
## Viewing

Viewing by prior appointment only with the agents.



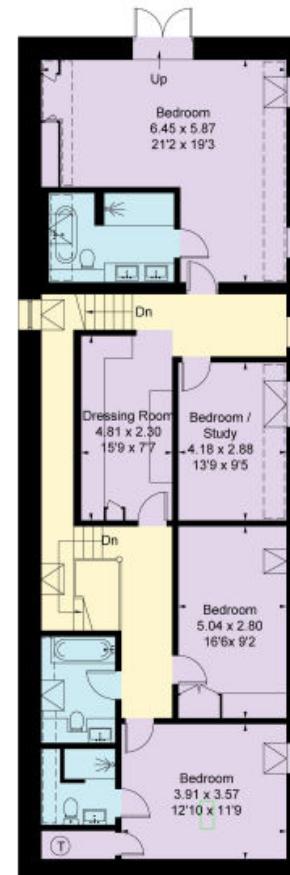


Ground Floor



(Not Shown In Actual Location / Orientation)

Approximate Floor Area = 376.4 sq m / 4052 sq ft  
 Including Limited Use Area (10.8 sq m / 116 sq ft)  
 Outbuilding = 21.9 sq m / 236 sq ft sq ft  
 Total = 398.3 sq m / 4288 sq ft sq ft



First Floor

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**I would be delighted to tell you more.**

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated October 2020. Photographs and videos dated .

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