



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.)



22 High Street, Hungerford, Berkshire RG17 0NF

01488 688547

rob.wightman@knightfrank.com

knightfrank.co.uk



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

SP11 0BJ

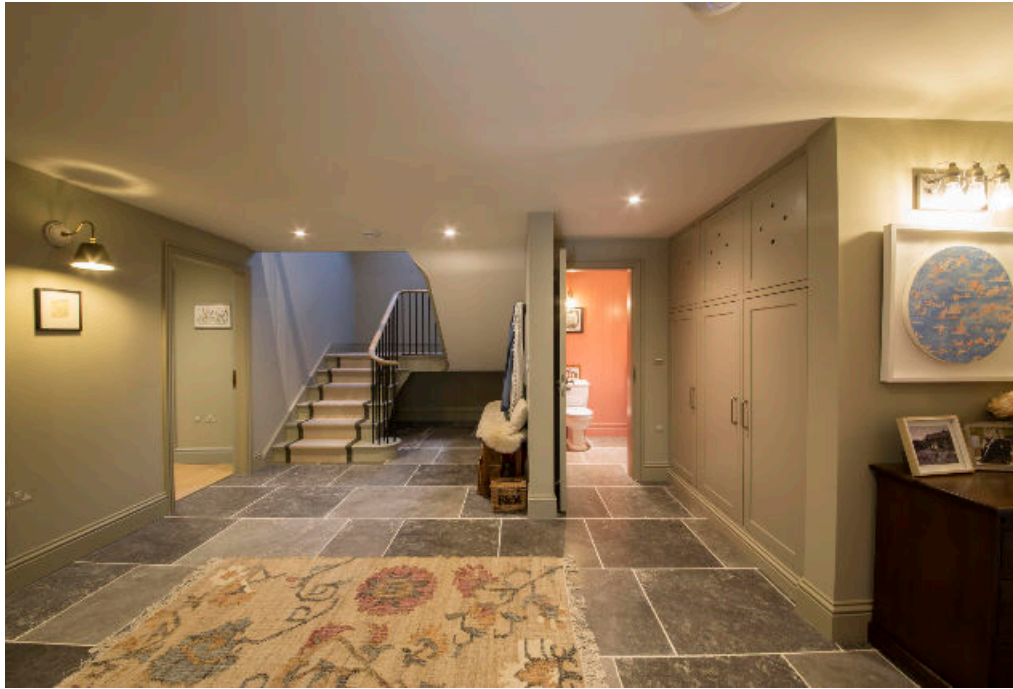
Directions

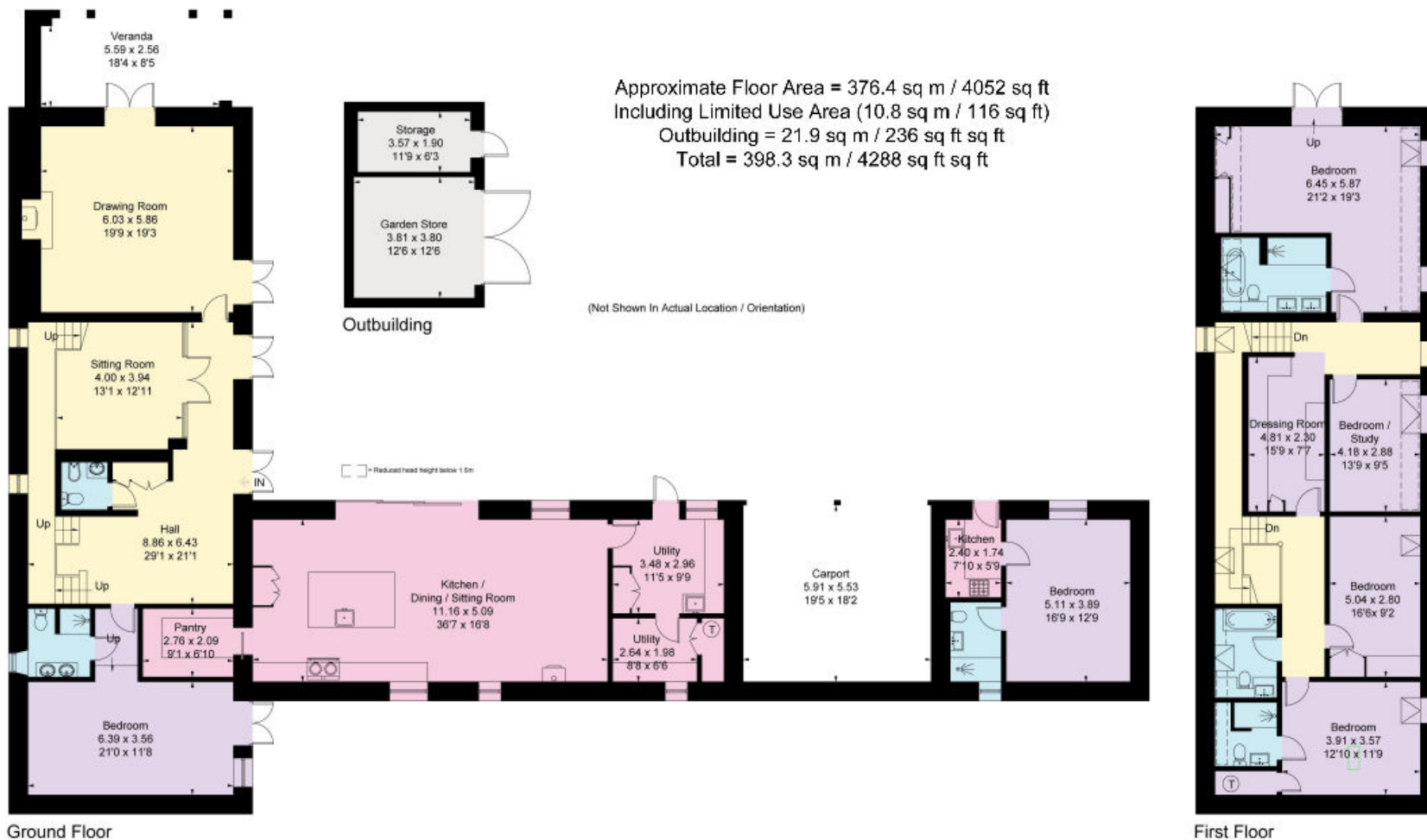
From Andover head north on the A343 passing through the village of Enham Alamein. After about 3 miles, on entering Hurstbourne Tarrant pass The George & Dragon public house on the right and immediately turn left towards Upton and Vernham Dean. The house will be found on the left after all 3/4 mile just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

Viewing

Viewing by prior appointment only with the agents.







Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 265884

Knight Frank
Hungerford
22 High Street
Hungerford
Berkshire RG17 ONF
[knightfrank.co.uk](https://www.knightfrank.co.uk)

I would be delighted to tell you more.

Rob Wightman
01488 688547
rob.wightman@knightfrank.com



Connecting people & property, perfectly.

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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated October 2020. Photographs and videos dated.

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

