



Brick Kiln Farm Barn, West Tisted, Hampshire

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Brick Kiln Farm Barn offers extremely light and spacious accommodation and yet occupies a very private situation.

The Barn is entered under a covered porch into an entrance hall and through double doors into a magnificent vaulted ceiling living room. Here there are a number of notable features including exposed beams, under-floor heating throughout, a wood burning stove and a unique stained glass window to the side. This provides a superb sense of space from the rich natural texture of the barn's timber frame and roof structure. A substantial dining room has fitted storage and double doors leading to a delightful kitchen/breakfast room with views across the pond. The bedroom accommodation in the main house is located on the other side of the entrance hall with the principal bedroom echoing the main living space with its vaulted ceiling, having its own en-suite bath/shower room with double doors leading to the garden. There are two further double bedrooms and a family bathroom. The remainder of the house is made up of a utility room and cloakroom. At the rear of the property across a lawned orchard, there is a separate annexe with two further bedrooms and a shower room. There is also a double garage with electric doors.

For sale freehold.

Local Authority: East Hampshire District Council (Council tax band G)

Offers in excess of: £1,150,000



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1.38

EPC

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Outside

The property is approached from Brewers Lane, over a long driveway with gates leading to a large gravel parking and turning area.

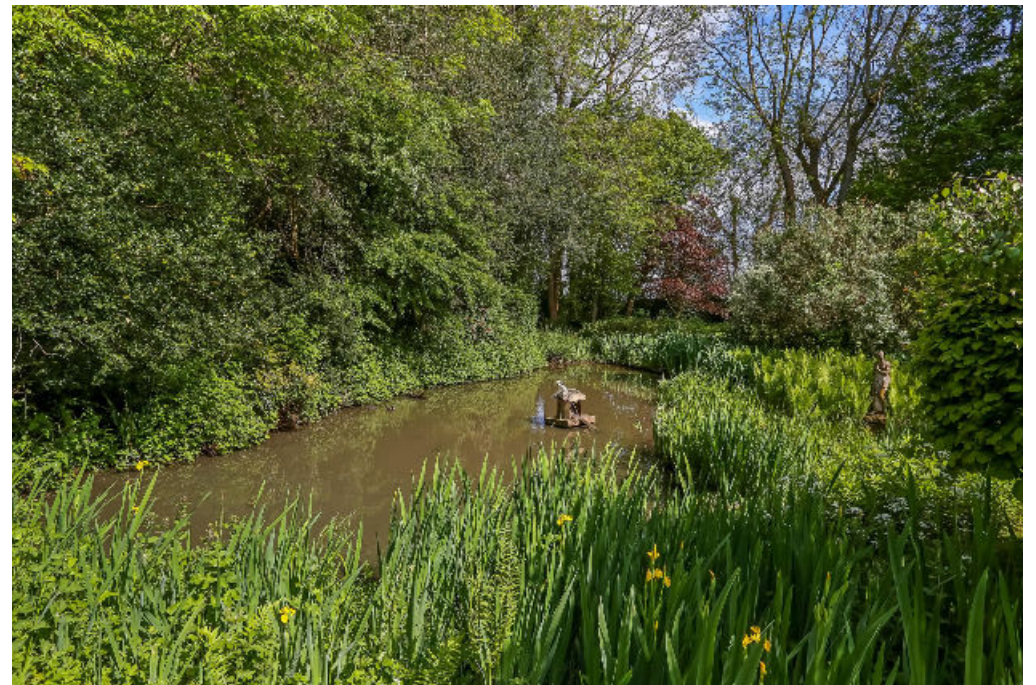
The gardens, which lie predominantly to the eastern side of the house, are laid mainly to lawn with a wonderful pond, and to the side of the property there is a terraced area providing superb space for outdoor dining and entertaining. The gardens themselves have been beautifully stocked and maintained with a variety of specimen shrubs and trees. The property extends to approximately 1.38 acres.





Location

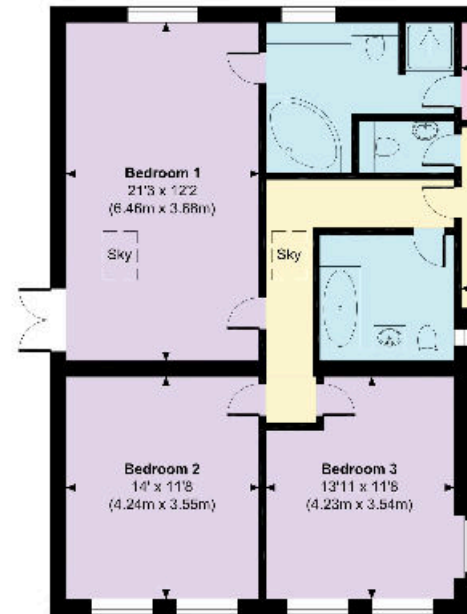
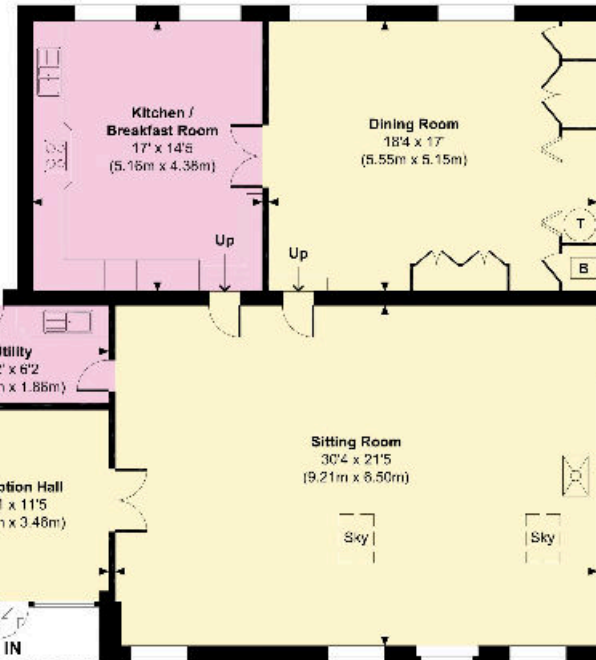
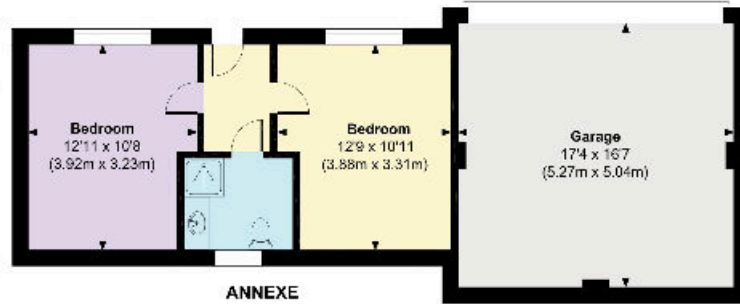
The beautiful Georgian town of Alresford has a variety of independent shops and restaurants. Petersfield and Winchester have comprehensive ranges of shopping, sporting and leisure facilities along with mainline train stations with regular services to London Waterloo. Schools in the area include Bedales, Churcher's College, Winchester College, St Swithun's and Kings School. Communications are excellent with the network of A roads providing access to London and the coast via the motorway network and M25 as well as to both Heathrow and Gatwick airports. The M3 is within easy reach. Alton mainline train station provides regular services into London Waterloo.



Brick Kiln Farm Barn

Approximate Gross Internal Area
 Main House = 2397 Sq Ft / 222.65 Sq M
 Annexe = 632 Sq Ft / 58.74 Sq M
 Total = 3029 Sq Ft / 281.39 Sq M

Outbuildings are not shown in correct orientation or location.



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