

# Barn Cottage, Crawley, Hampshire





# Barn Cottage, Crawley, Nr Winchester, Hampshire

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Converted property with an abundance of character in an idyllic, private setting in Crawley

The accommodation comprises an entrance hall that separates the reception and bedroom accommodation. The hall leads on to a generous drawing room with full-height ceiling, exposed beams, a fireplace with wood burning stove, large bay window giving views over the garden and a door leading to the outside. There is an open-plan kitchen with dining area, a separate utility room and WC. Adjacent to the kitchen is the triple-aspect garden room that is full of light and views of the impressively planted garden. The rest of the accommodation comprises three double bedrooms, bedroom one having an en suite and bedrooms two and three sharing a bathroom and an additional WC.

The house is in an enviable location of being close to the village yet wholly private in its setting. You approach the house via a private drive with large parking area and double garage. To the south-west there is a generous garden mostly laid down to well-established borders. Further areas of garden include a patio with access to the kitchen making it perfect for alfresco dining and surrounded by colourfully planted raised beds. An additional garden can be found at the driveway entrance that provides extra space, partly used for composting. The plot totals approximately 0.7 acres.















## Location

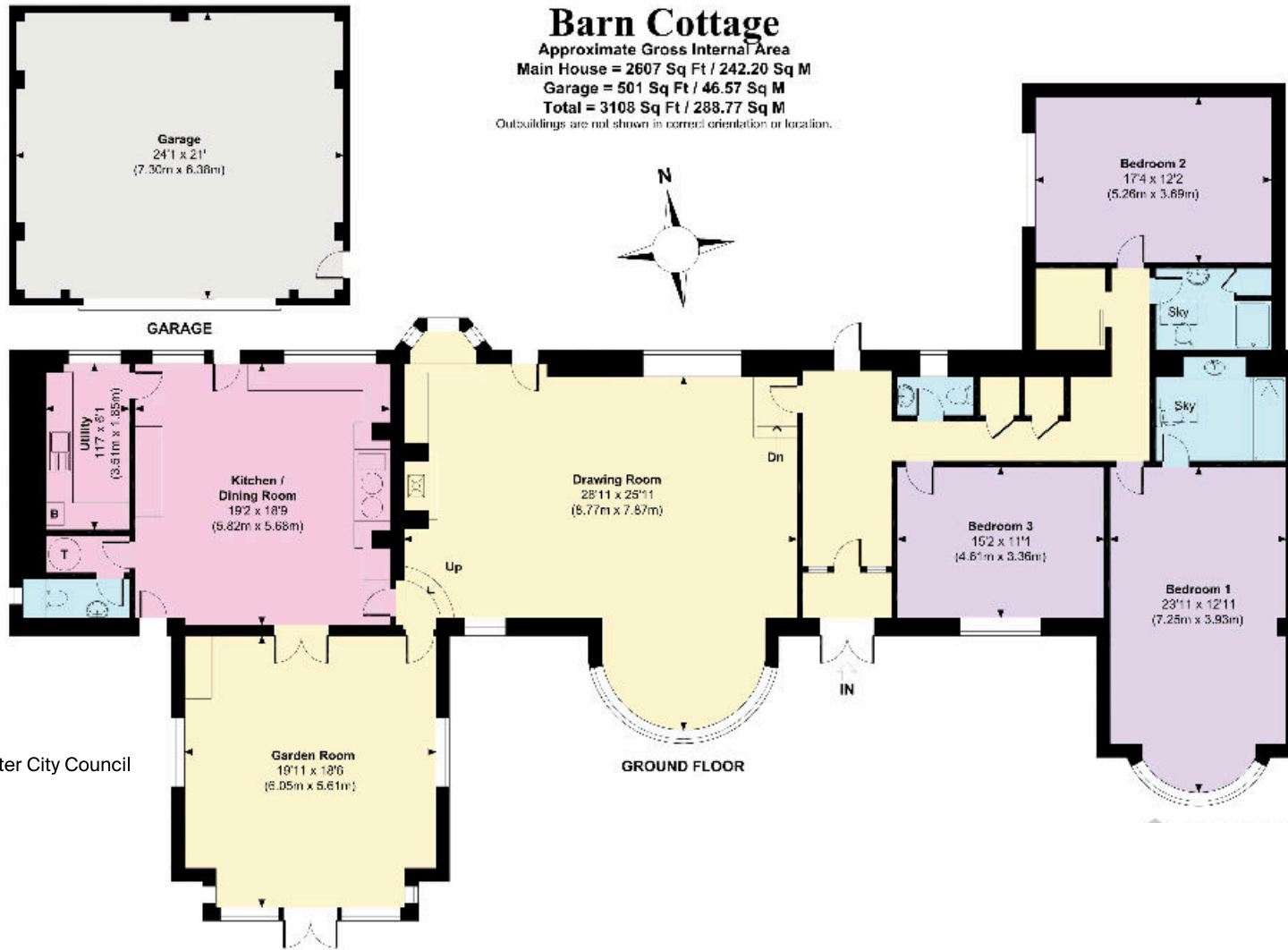
Crawley has a playground, playing fields, cricket pitch, church and a well renowned pub. Nearby Stockbridge has a range of shops and restaurants and Winchester has a wider range of amenities. There are trains to London Waterloo from both Winchester and Micheldever. Sparsholt Primary and either Henry Beaufort or Westgate Secondary are the catchment area schools. Other schools include The Pilgrims' School, Prince's Mead, Twyford, St Swithun's, Winchester College and Peter Symonds Sixth Form College.





# Barn Cottage

Approximate Gross Internal Area  
 Main House = 2607 Sq Ft / 242.20 Sq M  
 Garage = 501 Sq Ft / 46.57 Sq M  
 Total = 3108 Sq Ft / 288.77 Sq M  
 Outbuildings are not shown in correct orientation or location.



Local Authority: Winchester City Council  
 Council Tax band: F

Guide price  
**£1,595,000**

Available freehold

Knight Frank  
 Winchester  
 14-15 Jewry Street  
 Winchester  
 SO23 8RZ  
[knightfrank.co.uk](http://knightfrank.co.uk)

I would be delighted to tell you more  
 Ed Hunt  
 01962 677236  
[edward.hunt@knightfrank.com](mailto:edward.hunt@knightfrank.com)



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