



## The Threshing Barn

STOCKS LANE | PRIVETT | ALTON | HAMPSHIRE | GU34 3NZ

**STRUTT  
& PARKER**

**Wilson | Hill**

Master Bedroom with Ensuite Bathroom | Guest Bedroom with Ensuite Bathroom | 3 Further Bedrooms | Family Bathroom | Shower Room | Galleried Entrance Hall | Drawing Room  
Open plan Kitchen/Sitting/Dining Room | Utility Room | Cloakroom | Boiler Room | Car Barn with 2 Parking Bays and Office to one side | Extensive Parking  
Annexe Building with Hall, Bed/Sitting Room and Bathroom | Landscaped Gardens of about 0.7 acres | Rural Views  
Mileages: Petersfield 6.6 miles, Alton 10 miles, Winchester 13.4 miles, Guildford 29 miles, London 63 miles.





## | The Property

The Threshing Barn is a beautiful conversion of an 18th Century barn completed in 2006, sitting on the edge of a farmstead amidst lovely rolling Hampshire countryside. The thing that immediately strikes one on entering the property is the way the property combines the best features of a converted barn, but still has the

feel of a period house. A particular feature is the lovely large kitchen, dining, sitting room, and the large vaulted entrance hall. Adjacent to the barn is an annexe building called The Bothy which is made up of a hall, sitting/bedroom area and bathroom and is very flexible in the way it can be used.





## Outside

A gateway leads to a very large gravel parking area which in turn leads to the car barn with two parking bays and adjacent to this an office. On the southern side of the house are the gardens with a large stone terrace leading to open areas of lawn bounded in places by herbaceous and shrub borders. There is a summer house to one side of the garden and there is also a greenhouse. The grounds total about 0.7 acres. With access via a pedestrian gate there is a right of way leading to a timber garden shed with a storage area and oil tank behind.



*The Bothy (internal shot taken by client in 2014)*



## | Location

The property lies in the heart of the South Downs National Park and is set back from a quiet country lane in the well regarded village of Privett, which is a collection of hamlets. There is a church in the village and a village hall and the nearest shop is at the Meon Hut crossroads 1.2 miles away. The larger villages of West Meon, East Meon and Froxfield are all close by, and Petersfield with its comprehensive facilities including a main line station and Waitrose is 6.6 miles to the east. Winchester is about 13.2 miles to the west along the A272.

The A3 at Petersfield provides good regional transport links to Guildford and the M25/London beyond. At Winchester the M3/A34 links to Southampton and the north. There are many well regarded state and private schools within the region, including Bedales and Churchers at Petersfield, St Swithuns, Winchester College, Twyford and The Pilgrims' School in and around Winchester and Alton College at Alton. The surrounding countryside is crisscrossed by footpaths and bridleways, including the South Downs Way.

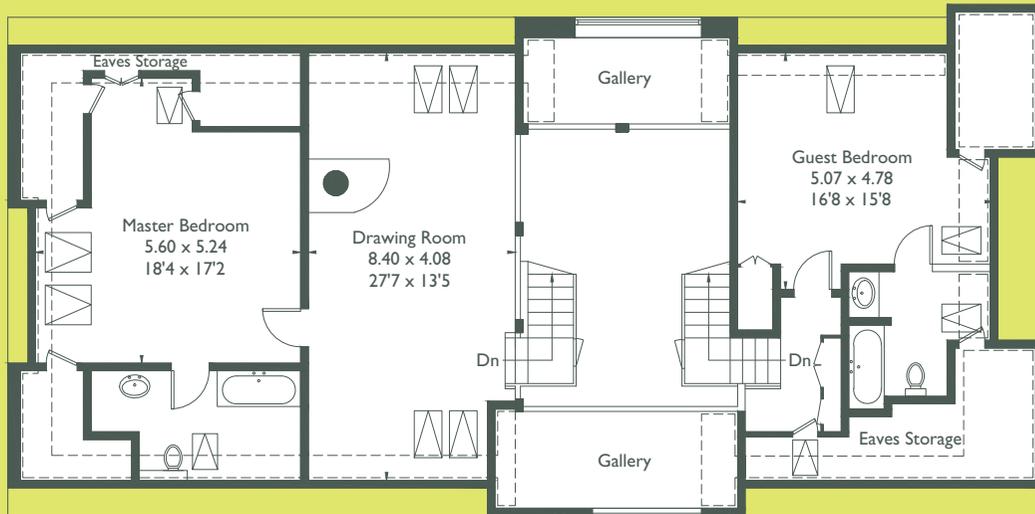


Approximate Gross Internal Area = 280 sq m / 3014 sq ft (Excluding Eaves Storage / Gallery)

Office = 15.6 sq m / 168 sq ft

Annexe = 31.3 sq m / 337 sq ft

Total = 326.9 sq m / 3519 sq ft



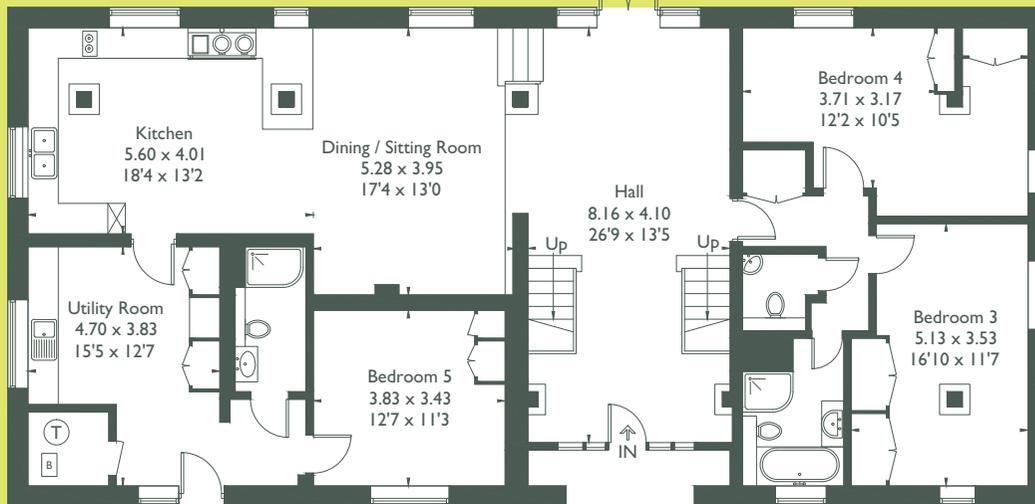
First Floor

= Reduced headroom below 1.5m / 5'0

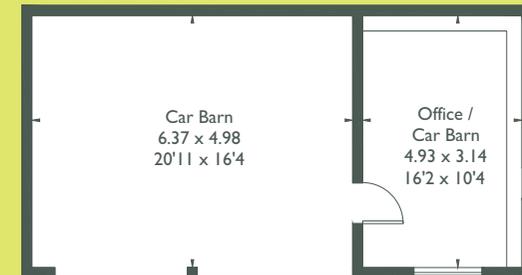


(Not Shown In Actual Location / Orientation)

Annexe



Ground Floor



(Not Shown In Actual Location / Orientation)

Office / Car Barn

FLOORPLANZ © 2016 0845 6344080 Ref: 163654

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

## Directions to GU34 3NZ

Follow the A3 south from Guildford and on arriving at Petersfield take the second exit on to the A272 towards Winchester. Go along the A272 for 5.5 miles where you come to a turning on the right signed to Privett. Carry straight on along the A272 for 1 mile and 100 yards beyond the tunnel under the old railway turn right in to Stocks Lane. Go up the lane for 0.4 miles where the entrance to The Threshing Barn will be found on the left hand side.

Coming from Winchester, on arriving at the A32/A272 West Meon Hut crossroads, head towards Petersfield and after 0.8 miles turn left in to Stocks Lane and then follow the directions above. If you reach the tunnel under the old railway you have gone too far.

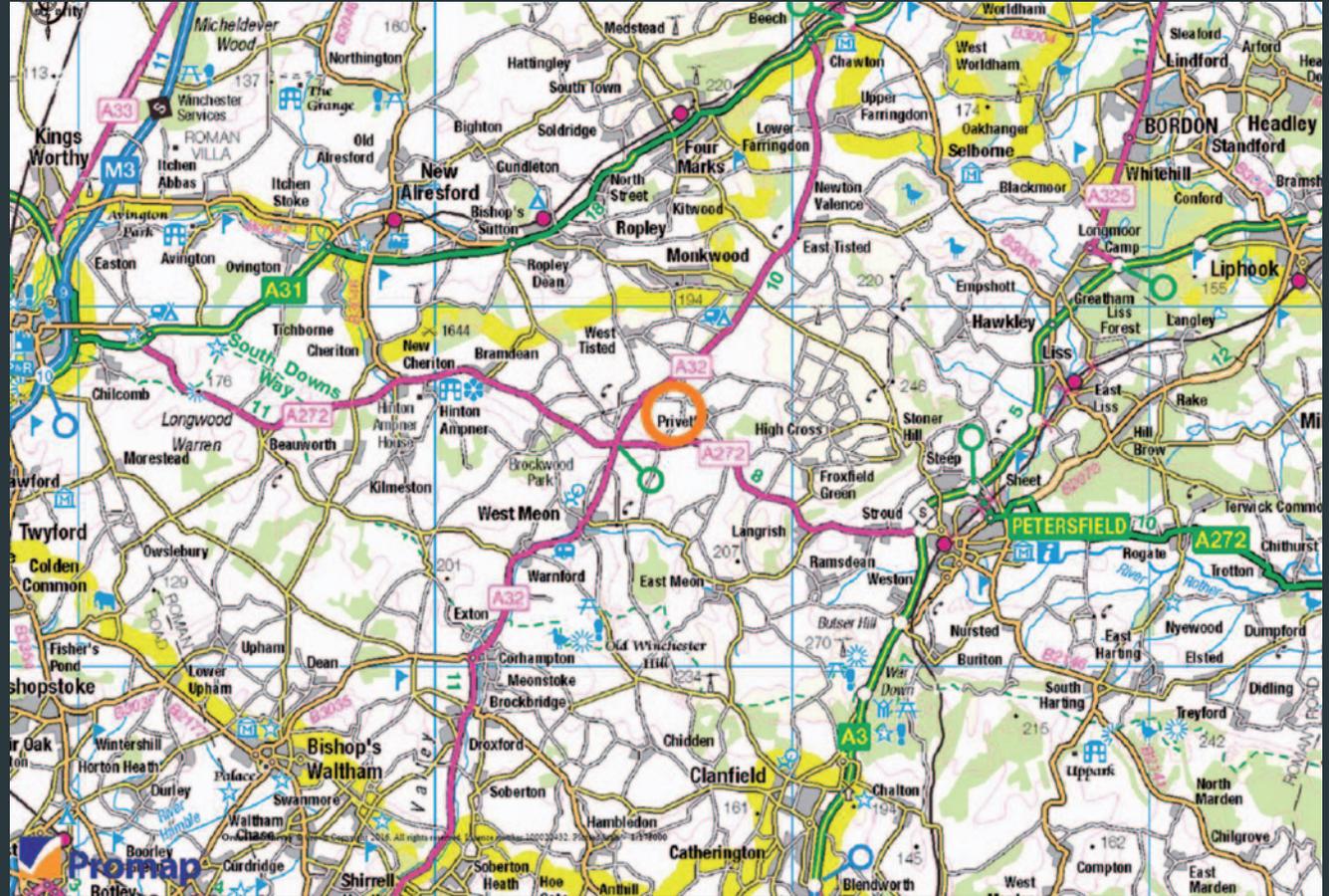
**Services:** Oil fired boiler providing hot water and central heating via an underfloor heating system. Calor gas for hob, electric Aga, private drainage, mains water via a private farm supply.

**Local Authority:** East Hampshire District Council, [www.easthants.gov.uk](http://www.easthants.gov.uk), 01730 266551

**Council Tax:** Band G

**EPC:** C72

Viewing strictly by appointment



Wilson Hill and Strutt & Parker have not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Maps and plans shown as a guide only.

Details and photographs dated April and May 2016.

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