



3 Trinity Barns

WESTON | PETERSFIELD | GU32 3NN

Wilson | Hill

Master Bedroom with Ensuite Bathroom | 4 Further Bedrooms | 2 Bath/Shower Rooms | Entrance Porch | Cloakroom | Open Plan Drawing Room with Separate Study Area
Vaulted Family Room | Part Galleried Sitting/Dining Room | Kitchen/Breakfast Room | Utility Room | Double Garage | Open Sided Garden Barn with Pizza Oven, Wood Burner and
Garden Store | Delightful partly Walled Garden | Separate Wildlife Field with Pond | In all gardens and grounds about 1.8 acres (0.72 ha)

Petersfield 2.6 miles, Chichester 23.2 miles, Portsmouth 17.7 miles, Guildford 29.2 miles, Winchester 22 miles. Mainline station at Petersfield to London Waterloo.



| The Property

3 Trinity Barns is an attractive, well presented and stylishly converted Grade II Listed former farm building. The property offers well proportioned and flexible accommodation arranged over two floors, with an abundance of character features throughout including wood burning stoves, exposed timbers, vaulted ceilings and attractive brickwork, whilst carefully combining the more modern features attributed to current day living. With the drawing room and master bedroom suite situated on the first floor, both enjoying delightful, elevated views across the gardens, neighbouring

countryside and South Downs beyond, the remainder of the accommodation is arranged on the ground floor, ideally suited for entertaining and/or family requirements.





Location

Weston is an unspoilt hamlet, nestling at the foot of The South Downs in the heart of the South Downs National Park, located on a no through country lane. There is easy, direct access from the property to an extensive range of local footpaths which in turn provides access onto a wide variety of farmland walks, including the South Downs Way. The quiet network of local lanes and bridleways also provides abundant riding and cycling opportunities. Petersfield is some 2.6 miles distant offering a comprehensive range of facilities including Waitrose, a mainline station with train services to London Waterloo and its excellent range of schools, including local primary schools and TPS in the state sector, Bedales, Ditcham Park and Churcher's College in the private sector. The A272 links Petersfield to Winchester and Midhurst and the A3 provides good regional transport links to the M25, M27 and beyond. The larger centres of Portsmouth, Guildford and



Chichester are all within reasonable driving distance, as are the harbours and creeks of the South Coast.

Outside

The property is approached to the front via a shingled communal drive with parking and access to the double garage.

The rear gardens are a particular highlight of the property offering a pleasing oasis of formality, colour and seasonality. The rear garden is well stocked with mature borders, a large lawn and is partly walled, housing a large, open fronted garden barn with a clay pizza oven and wood burning stove. Accessed from the main lawn via descending brick steps is a 'private' circular garden area with attractive brick flooring and raised beds providing a recess of 'calm' and a vegetable patch. A gate from the main garden leads to a natural wildlife field of about 1.34 acres (0.54 ha), maturely planted with a mixture of deciduous and fruit trees, areas of long grass and a pond – a wonderful, natural wildlife habitat which can be separately accessed from the village lane. In all the gardens and grounds extend to approximately 1.8 acres (0.72 ha).



Directions to GU32 3NN

Proceed south out of Petersfield on the B2070 (The Causeway) passing Tesco on your right. Continue straight over the next roundabout and upon reaching the following roundabout, take the 3rd exit signposted to Weston. Turn right immediately having passed under the bridge and continue on this road into Weston, where the entrance to 3 Trinity Barn will be found on the left hand side after approximately 0.55 miles. Turn into the drive and head towards the right-hand corner of the courtyard where 3 Trinity Barn will be found on the right.

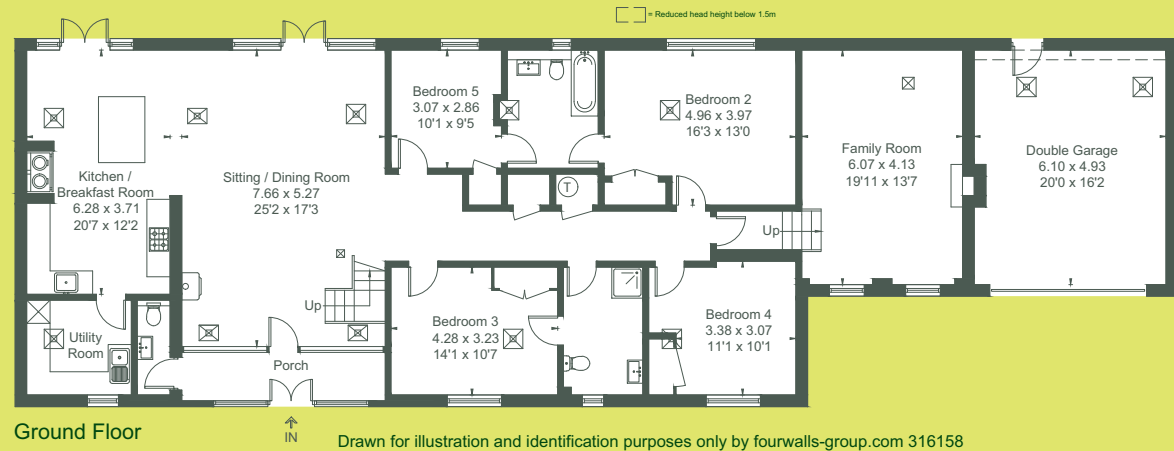
 **WHAT3WORDS** ///streaks.cheatahs.host



Details and photographs dated April 2023.

Viewing strictly by appointment.

Approximate Floor Area = 319.0 sq m / 3433 sq ft
Garage = 29.7 sq m / 320 sq ft
Total = 348.7 sq m / 3753 sq ft
(Including Eaves / Excluding Void / Garden Barn / Shed)



Services: Mains water (metered), electricity and mains drainage (connected via shared private pumping system), LPG gas boiler providing hot water and central heating via radiators.

Local Authority: East Hampshire District Council, www.easthants.gov.uk, 01730 266551

Council Tax: Band G. **EPC:** E47.

Agents Note: We understand 3 Trinity Barns is liable to contribute to the upkeep of a shared access section of private drive and the maintenance of the shared drainage pumping system.

Wilson Hill 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.

01730 262600 | info@wilsonhill.co.uk | wilsonhill.co.uk

4 Lavant Street Petersfield GU32 3EW



Wilson | Hill