



Lone Barn

CATHERINGTON | HAMPSHIRE | PO8 0SF

Wilson | Hill

The House – Master Bedroom with Ensuite Shower Room | Adjacent Bedroom 5/Dressing Room | Guest Bedroom with Ensuite Shower Room | 2 Further Bedrooms | Family Bathroom | Entrance Hall | Sitting Room | Family Room | Dining Room | Cloakroom | Study | Kitchen/Breakfast Room | Laundry Room | Second Cloakroom | Boot Room | Cellar | Office

The Barn – Lovely open plan traditionally thatched timber framed barn with Kitchen Area | Utility Room | Wash Room

The Cottage – Master Bedroom with Ensuite Bathroom, Spiral staircase to 3rd Bedroom | Second Bedroom with Ensuite Shower Room | Large open plan Sitting/Dining/Kitchen Area

The Grounds – Further stores and outbuildings including Garden Shed and Mower Shed | Gardens of about 1.18 Acres | Tennis Court | Parking

Catherington 2.3 miles, Hambledon 3.5 miles, Petersfield 8.6 miles, Winchester 17.7 miles, Guildford 35 miles, London 66 miles







I The Property

Lone Barn is a truly unique package with a lovely period farmhouse with timber framed party barn and separate cottage, sitting around a pretty courtyard in a lovely peaceful rural setting. The farmhouse dates from the 19th Century, and has a very flexible internal layout with lots of character. Attached to the side of the house is the office and then linked via a covered walkway is the barn and beyond this is the cottage. The barn, which is Grade II listed, has been used for a variety of uses over the years and is ideal

for use as a workshop, storing classic cars or as its current use as a multi-recreational barn. The cottage has a lovely feel and is ideal for those looking for a property providing multi-generational accommodation or as a holiday let. The house sits in lovely gardens of about 1.18 acres with attractive views over Downland countryside from much of the house and gardens. Across the lane from the house there is a large parking area and the hard tennis court. This is one that has to be viewed to be truly appreciated.



The Barn



The Cottage



The Cottage

Location

The house sits out in open countryside between Hambledon and Catherington, and about 0.8 miles south of the Bat and Ball Inn and the cricket ground on Broadhalfpenny Down. For good village facilities and primary schools both Hambledon, Catherington and Clanfield are just a short drive away. For a more comprehensive range of shopping, sport and leisure facilities including Waitrose, Petersfield is 8.6 miles away and also has a mainline station with train services to London Waterloo in just over the hour. There are a selection of good schools in the area, in

both the state and private sectors. The larger centres of Winchester, Guildford and Chichester are all within reasonable driving distance. The A3 is under ten minute drives from the house, and gives easy access to the Solent and the South Coast and to the M25 and beyond. The house sits within the South Downs National Park and there is great scope for both riding, cycling and walking in the area with Monarchs Way running near the house and The South Downs Way being a few miles to the north near the pretty village of East Meon.



Outside

Gates lead to a lovely large courtyard which is bounded by the house, barn and cottage. Beyond the buildings lie the gardens which are beautifully presented and are divided in to a number of rooms. There are large open areas of lawn in the main garden bounded by herbaceous borders with an attractive selection of specimen trees, plants and shrubs including a large walnut.

Adjacent to the house there is a large terraced area with a pergola and then further terraced areas around the garden designed for use at different times of the day. Behind the barn there is a vegetable growing area/cutting flower patch and attractive views can be enjoyed over open countryside from the majority of the house and gardens. Across the lane from the house is a further area, with an additional area for parking and the hard tennis court.



Approximate Area = 262.2 sq m / 2822 sq ft

Cellar / Basement = 12.3 sq m / 132 sq ft

Cottage = 99.7 sq m / 1073 sq ft

Barn = 139.7 sq m / 1504 sq ft

Total = 513.9 sq m / 5531 sq ft



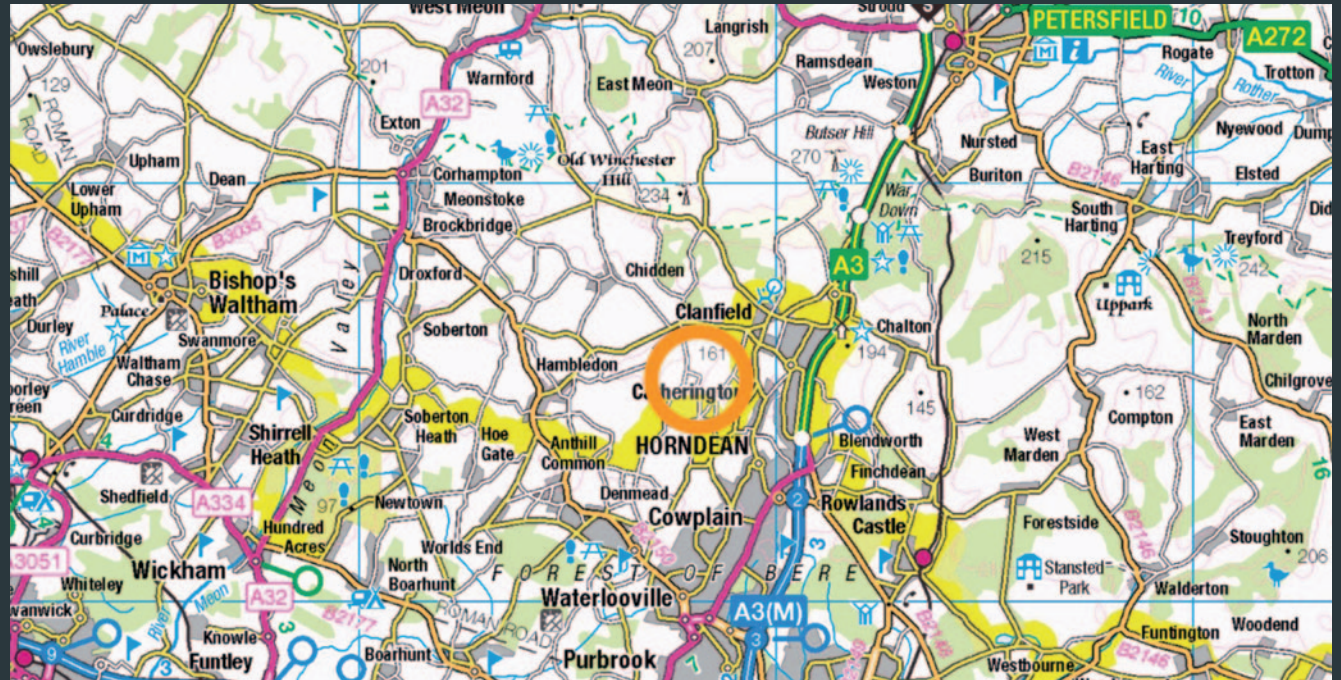
I Directions to PO8 0SF

Follow the A3 south from Petersfield, go through the cutting in the South Downs and past the Queen Elizabeth Country Park and take the next exit signed to Clanfield. Follow the road over the A3 and then left towards Clanfield and Hambledon. Go into Clanfield and past The Rising Sun Inn and round to the left and on for 200 yards and then turn right into Hambledon Road. Follow the road out of the village and after about 1 mile opposite the Bat and Ball Inn turn left into Old Mill Lane. Follow this lane down for 0.6 miles and then take the first turning on the left. Proceed down the lane and you will find Lone Barn after a short distance on the right hand side.



Photographs and details dated May 2020

Viewing strictly by appointment



© Promap

Services: Mains water via a private farm supply (further details will be provided by our client's solicitor), mains electricity, two oil fired boilers, one for the house and one for the cottage. Heating is primarily via radiators, but in the house there is underfloor heating in the kitchen and office. All the reception rooms have wood burners or open fires. Private Drainage with one system for the house and barn and one for the cottage. 3 phase power to the barn.

Agent's note: Purchasers should be aware that there is a National Grid pylon line to the west of the property. This has not caused any issues for our client, but we would like to make buyers aware of the fact.

Council: East Hampshire County Council, www.easthants.gov.uk, 01730 266551

Council Tax: Band G. **EPC:** The House – F30, The Cottage – E49

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.

