



Trinity Flint Barn

WESTON | PETERSFIELD | GU32 3NN

Wilson | Hill

Entrance Hall | Cloakroom | Sitting Room | Dining Room | Study | Garden Room | Kitchen | Utility Room | 3 Bedrooms | 2 Bathrooms, 1 En Suite
Vaulted Studio with further Potential | Attic Mezzanine Snug and further Storage Space | Double Open Bay Garage with Garden Store
Delightful mainly Walled English Country Garden of about 0.55 of an acre (0.22 ha)
Petersfield 2.6 miles, Chichester 23.2 miles, Portsmouth 17.7 miles, Guildford 29.2 miles, Winchester 22 miles
A3 0.6 miles, A272 2.8 miles. Mainline station at Petersfield





“It has been a great privilege and pleasure to have lived in such a peaceful and tranquil home for the last 26 years. We have loved creating a garden, living in the country and appreciating the natural world around us, but sadly the time has come to leave”



I The Property

Trinity Flint Barn is a charming single storey part Grade II Listed home of character converted in the late 1980's from a former farm building forming part of a small courtyard community. Clever use of space provides a versatile living area mainly on the ground level with two well proportioned and vaulted reception rooms, a brilliant vaulted garden room with lovely views over the garden to Butster Hill. There is a well fitted kitchen at the heart of the house and choice of study or

mezzanine attic snug for more private space. The master bedroom has a lovely aspect into the garden with en suite bathroom and the two further bedrooms are intercommunicating and have access to a family bathroom. The vaulted studio has further scope to become a master bedroom suite if required, subject to necessary planning consents. On a practical level there are also large boarded loft areas.



Linked by a garage at one end, the property is remarkably private and forms part of a community of four at the end of a no through lane in a small rural hamlet. A country stroll across the extensive range of local footpaths gives access to a wide variety of farmland walks, including the South Downs Way. The quiet network of local lanes and bridleways also provides miles of riding and cycling opportunities with riding stables nearby.



Location

Weston is refreshingly unspoilt and the epitome of the small English hamlet, nestling at the foot of the downs in the heart of the South Downs National Park set on a meandering no through country lane. Whilst in a rural setting the barn is within five minutes' drive of Petersfield with its 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 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 mainly walled garden offering both privacy and security is a special feature having been landscaped and stocked over the last 26 years as a traditional English country garden, with several individual 'rooms' planned to take full advantage of the timeless rural views to the south and west as well as tranquil corners to enjoy. The raised terrace with arbour is a wonderful outdoor entertaining or dining space backed by a

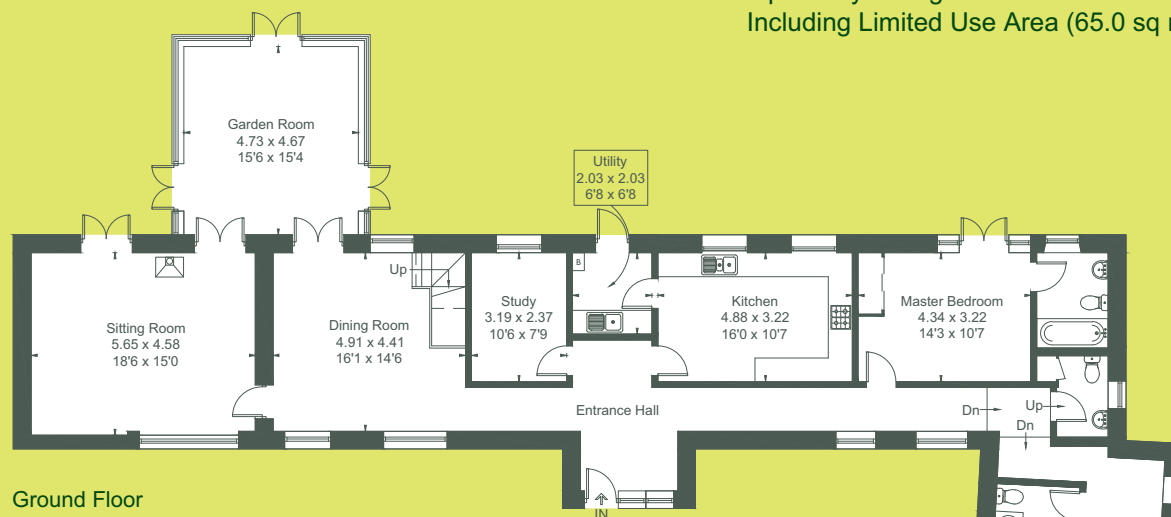
wonderful south facing high brick wall. French windows open from the garden room onto a wide paved terrace which fits seamlessly into the lawn extending away from the house with structure provided by an avenue of well clipped Yew hedges and selected topiary. There are well stocked herbaceous beds interspersed with several native trees, private sheltered spaces and areas for

composting/bonfires. To the front is a more open plan area of grass and a gravelled drive with generous parking. The double open bay garage is approached by a separate entrance, off the lane, where double gates open through a high garden wall into the garage courtyard with further parking for several cars. In all the garden and grounds are about 0.55 of an acre (0.22 ha).

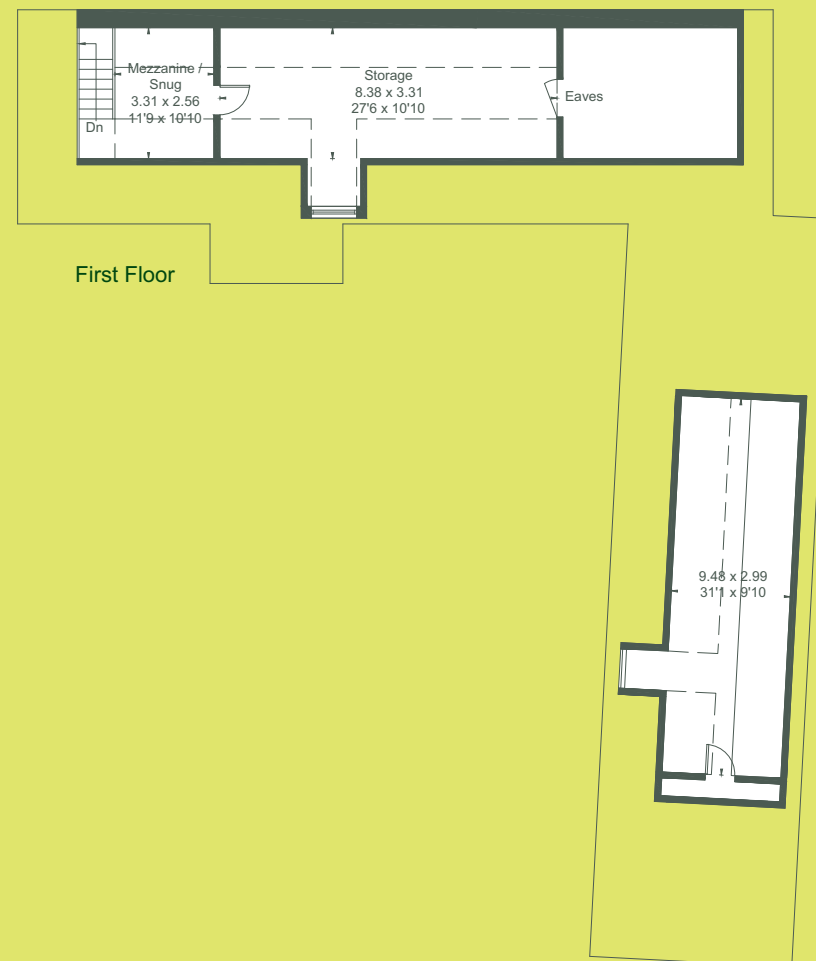


Approximate Area = 322.7 sq m / 3473 sq ft
(Excluding Double Open Bay Garage / Garden Store)
Double Open Bay Garage and Garden Store = 37.9 sq m / 408 sq ft
Including Limited Use Area (65.0 sq m / 700 sq ft)

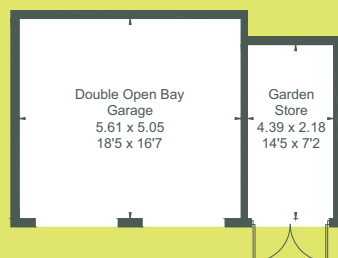
 = Reduced head height below 1.5m



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

I Directions to GU32 3NN

Follow the A3 south from Guildford and continue passing the Petersfield/Midhurst exit and also the Winchester exit. Continue for about 1.7 miles and take the next small exit signed to Buriton. Follow the curving slip road to the roundabout and take the first exit (London/Weston). Pass back under the A3 and immediately turn right signed to Weston. Follow this lane along for about 0.6 miles and the entrance to Trinity Flint Barn will be found on your left. Pull into the gravel drive, then turn first right into the front drive for the property.



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Services: Mains water (metered), electricity and drainage, LPG gas boiler providing hot water and central heating via radiators..

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

Council Tax: Band G



Agents Note: We understand Trinity Flint Barn is liable to contribute to the upkeep of a shared access section of the private drive. The seller's solicitors will provide more information at the precontract enquiry stage.

Whilst the house is known as Trinity Flint Barn for over 26 years for postal purposes the Royal Mail address still records the property as 4 Trinity Barns, Weston, Petersfield, GU32 3NN.

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.

Details and photographs dated November 2019. Client photos summer 2019.

Viewing strictly by appointment

