

Manor Farm Barns, Old Alresford

At home in Hampshire

Hellards

Stock House, Manor Farm Barns

OLD ALRESFORD, HAMPSHIRE SO24 9DH

Price Guide £825,000

- Individual Character Barn Conversion Within an Exclusive Development
- Generous Westerly Facing Rear Garden
- Garden Summerhouse and Rear Gate leading Directly onto Countryside Walks
- Two First Floor Bedrooms with Vaulted Ceilings, Ground Floor Bedroom
- Sitting Room with Wood Burning Stove
- Car Barn and Additional Parking

A charming character home, beautifully positioned within an exclusive courtyard development, enjoying far-reaching countryside views, a delightful west-facing garden and direct access to wonderful rural walks.

One of just six sympathetically converted barns forming the exclusive Manor Farm Barns development, The Stock House offers an appealing blend of character, comfort and country living. Situated on the edge of the picturesque village of Old Alresford, just a five-minute drive from the popular market town of New Alresford, the property enjoys a peaceful rural setting surrounded by beautiful open countryside.

The kitchen is fitted with attractive in-frame Shaker-style units, complemented by worktops, a range cooker and a useful understairs pantry. French doors open into the garden room, while an opening leads through to the spacious sitting room.

The sitting room is full of charm, featuring a wood-burning stove, fitted bookshelves and an attractive arched window. Doors lead into the impressive garden room, a light and inviting space with large Velux windows and views across the garden and surrounding countryside.













Also on the ground floor is a bedroom and separate shower room, offering excellent flexibility for guests or those seeking ground floor accommodation.

On the first floor, the principal bedroom features a vaulted ceiling, exposed beams, built-in wardrobe and Velux window overlooking the garden. A second double bedroom enjoys similar character, with vaulted ceiling and exposed beams. A generous walk-in wardrobe, linen cupboard and family bathroom complete the accommodation.

The delightful west-facing garden is a particular highlight, enjoying a high degree of privacy and making the most of the afternoon and evening sunshine. A paved terrace adjoining the house with steps leading up to a lawn bordered by established shrubs and small trees. Outbuildings include a summer house and garden shed. At the far end, a charming picket gate opens directly onto an adjoining field, providing access to a wonderful network of countryside walks and long-distance footpaths.

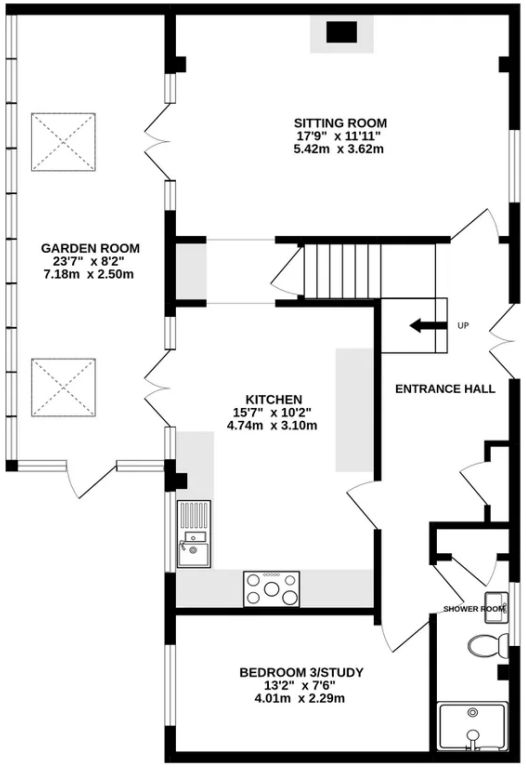
The property benefits from ample private parking and its own timber car barn, incorporating covered parking, a secure storage room and useful loft storage.

Old Alresford is a picturesque village situated at the southern end of the Candover Valley, surrounded by farmland and the famous Hampshire watercress beds. With a village green, church and hall at its heart, it enjoys a strong community spirit, with a variety of clubs and annual events. The surrounding countryside offers excellent walking and cycling opportunities, while the amenities of New Alresford are conveniently close by.

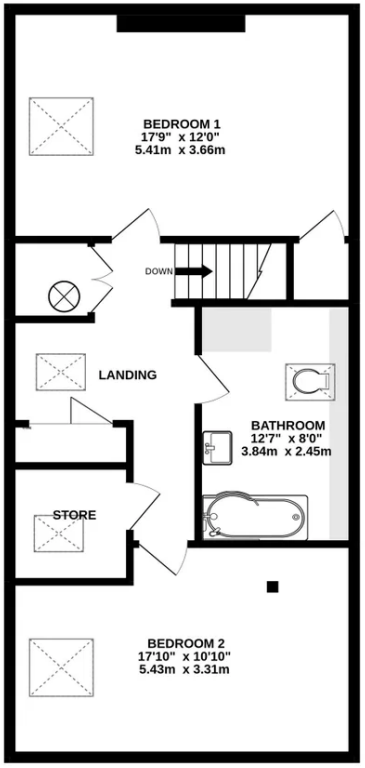
SERVICES:
Mains electricity and water. Electric heating. Shared drainage system.

LOCAL AUTHORITY INFORMATION:
Winchester City Council.
Council Tax Band G.

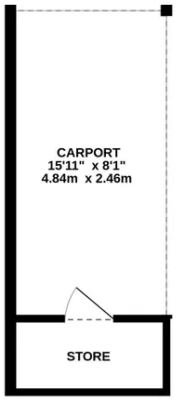
GROUND FLOOR
875 sq.ft. (81.3 sq.m.) approx.



1ST FLOOR
680 sq.ft. (63.1 sq.m.) approx.



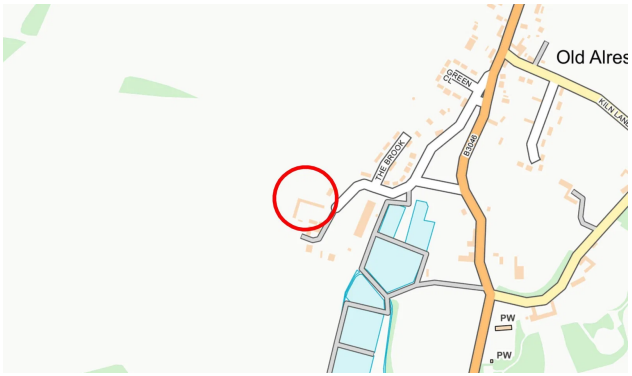
CAR PORT
159 sq.ft. (14.7 sq.m.) approx.



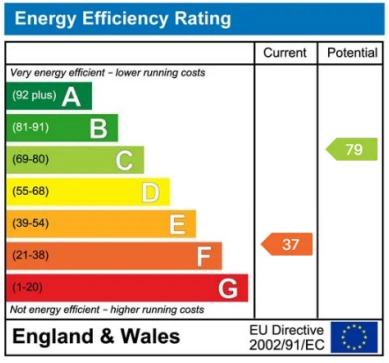


TOTAL FLOOR AREA : 1714 sq.ft. (159.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepred as a general guide only. A detailed survey has NOT been carried out, nor the services, appliances and fittigs tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.