



## The Barn, Silchester Road, Little London, Hampshire

Six bedroom barn conversion | Grade II listed | Annexe | 4.5 acres | Stables

Guide Price: £1,400,000

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The Barn is a beautifully presented six bedroom country house set in 4.5 acres of picturesque gardens and grounds. Built in the 17th century, the house is grade II listed and combines attractive period features with all the luxuries of modern day living.

The property is perfect for entertaining, with an impressive drawing room, complete with beautiful vaulted ceiling, exposed beams and oak flooring. There is a wonderful feature fireplace with log burner and large double aspect window providing views over the courtyard and garden. There are two further reception rooms, with the sitting room adjoining the kitchen; ideal for family living. The third reception room is currently used as a study.



The spacious and contemporary kitchen has been renovated to a high standard in recent years, with a traditional Aga as well as an electric oven, solid wood units and stone style worktops. Skylights give the kitchen plenty of natural light, as do the glass paned doors overlooking the courtyard.



A hallway off the kitchen leads to the Coach House, housing the utility/boiler room and garaging on the ground floor, with two bedrooms and a bathroom upstairs. This area of the house also has a separate entrance and is currently utilised as a successful Airbnb.

Within the main barn are four bedrooms. Two on the ground floor with a shared bathroom and two on the first floor, each with an en-suite. The 19ft master bedroom is particularly impressive, with a private access staircase, beautiful beamed and vaulted ceiling, and attached dressing room.

To the front of the property is a large circular courtyard driveway. There is ample parking for several vehicles on the driveway, in addition to the double open fronted garage.

To the rear of the property is a large and well maintained garden, mainly laid to lawn, with planted borders and several mature trees. A charming raised decking area provides the perfect space for alfresco dining. A large stone outbuilding encompasses useful garden storage on one side and a gym with built in sauna on the other.

Equestrian facilities to the rear include three full size stables, a small pony stable or storage area and a hay store, which could easily be used as an extra stable. There is electricity and water supply to the yard. Paddocks with water provide excellent grazing. The land extends to approximately 4.5 acres in total. Extensive hacking is available in the surrounding countryside.





The Barn is well located in Little London, a peaceful Hampshire village surrounded by stunning countryside, including the nearby Pamber Forest Nature Reserve. A highly regarded village pub 'The Plough' is just a short walk away, whilst the nearby villages of Silchester and Bramley offer a wider selection of local amenities including shops, schools, and a doctors surgery.

The property has good travel links, with the M3 (J6) six miles away and the M4 (J11) within 10 miles. London Waterloo is available from Basingstoke station in around 45 minutes. Newbury, Reading and Basingstoke are all easily accessible and offer a wide range of dining, shopping and other amenities.

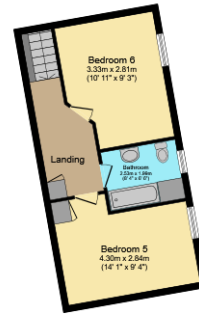
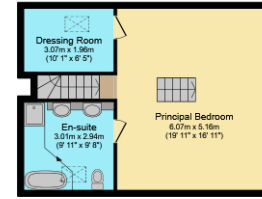
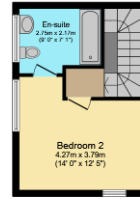
There are many excellent schools in the area including Daneshill, Cheam, Elstree, Downe House, Lord Wandsworth and Bradfield College. Well regarded primary schools are available in the neighbouring villages of Silchester and Charter Alley.





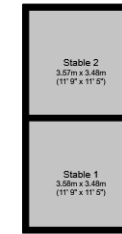
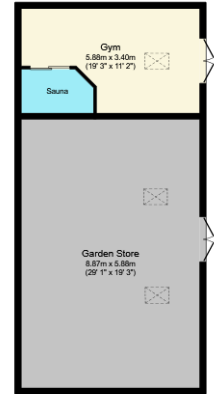
## Ground Floor

Floor area 224.7 sq.m. (2,419 sq.ft.) approx



## First Floor

Floor area 115.4 sq.m. (1,242 sq.ft.) approx



## Outbuilding

Floor area 127.3 sq.m. (1,370 sq.ft.) approx

Total floor area 467.4 sq.m. (5,031 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.