



THE LONG BARN

Shalden, Hampshire GU34 4DY



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Shalden, Hampshire GU34 4DY

Alton 3 miles | Odiham 7 miles

Basingstoke 9.5 miles | Farnham 12 miles

London Waterloo from Basingstoke 1 hour

(Mileages and times approximate)

A barn in the beautiful rolling Hampshire countryside with Class Q planning consent to create a new rural dwelling

(Summary of Accommodation Once Built)

Kitchen/Dining/Sitting Room

Guest WC

Master Bedroom En Suite

Two Further En Suite Bedrooms

Fourth Bedroom/Games Room/Study

The house approximately 1,894.45 sq.ft. (176 sq.m.)

The land 0.8 acres (0.32 ha)

£550,000

THE LONG BARN

Rare in this part of Hampshire, an opportunity to acquire a timber framed barn with planning consent to allow a oak facade under a standing seam metal roof with solar panels. The consent is granted under a Class Q application, to convert the barn into a residential dwelling.

Set in beautiful open countryside with far reaching views across the surrounding Hampshire Downs The Long Barn sits on a generous plot of 0.8 acres.

The planning allows for an open living area with the kitchen and sitting room opening onto the garden and taking full advantage of the extensive views. The kitchen is also open to the dining area which encompasses the modern style of family living.

The master bedroom is en suite with two further bedrooms also en suite. The main body of the barn has a vaulted ceiling with one upstairs room which can be used as a fourth bedroom/games room/study.



The barn is south facing and sits to the back of the plot which will allow for a large garden taking full advantage of the open views and allowing for a sweeping driveway.

Please note that under Class Q planning the barn conversion has to be completed within 3 years of the planning being granted.

VIDEOLINK - CLICK HERE

SITUATION

The Long Barn is situated in the attractive village of Shalden, surrounded by beautiful countryside and offering the opportunity to carry out many country pursuits. The barn is on Stancombe Lane, next to Holme Farm on a designated Byway Open to All Traffic.

Within 3 miles is the historic market town of Alton, offering access to cafés, restaurants and shops including Waitrose, M&S, Sainsburys etc. There are local markets and schools catering for all age groups including Alton Infants, Eggers, Amery Hill and Alton Independant Co-ed School. In the wider area is Lords Wandsworth College, Frensham Heights and Mayhill Junior School.

There is a leisure centre in Alton and a mainline station with trains to Waterloo.

GENERAL REMARKS AND STIPULATIONS

Method of Sale

The property is offered for sale by private treaty.

Rights of Way

There are no public rights of way crossing the property.

Services

There are currently no services to the site, however power and water are available in Stancombe Lane.

Mobile Phone Coverage

Good according to Ofcom.

Broadband Coverage

Ultrafast Broadband is available in Stancombe Lane and according to Ofcom could be available at the barn.

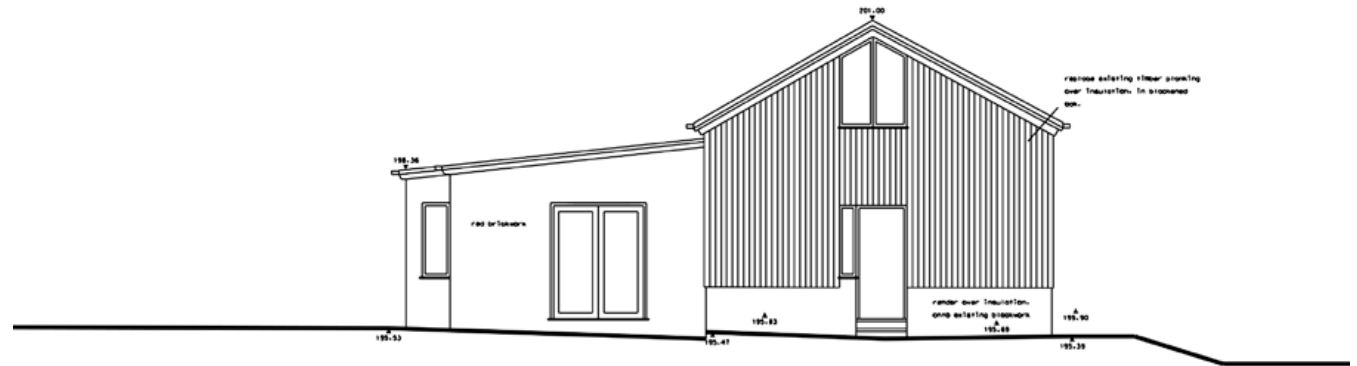
Tenure

Freehold with vacant possession.

IMPORTANT NOTICE

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- i) These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract, and must not be relied upon as statements or representations of fact.
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- v) Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order – nor have BCM tested them.



North East Elevation.

Local Authority

East Hampshire District Council.

Construction

The barn is currently constructed of a timber frame with weatherboard walls and a corrugated roof.

Postcode

GU34 4DY.

Directions

From Alton take the B3349 New Odiham Road towards South Warnborough and Odiham. After 2 miles turn left onto Southwood Road signposted to Shalden. Then after 1.5 miles turn right by Holme Farm into Stancombe Lane. The access to The Long Barn is a 5 bar gate past Holme Farm on the right hand side.

From the M3 Black Dam Interchange follow signs for the A339 Hackwood Road and at the first roundabout take a left turn, 3rd exit. This will take you to the Venture Roundabout where you take the 3rd exit onto the A339 towards Alton. After approximately 4 miles turn left onto The Avenue, past Lasham Airfield and then 2nd right onto Shalden Lane. This takes you into the village, turn left onto Southfield Road then first left into Stancombe Lane, opposite the village notice board. The access to The Long Barn is a 5 bar gate past Holme Farm on the right-hand side.

Parking

There is space to create ample parking on site.

Planning

Planning reference: 38127/003 East Hampshire District Council.



///reclining.unopposed.improvise

Viewings

By appointment with BCM LLP only.

Drone Footage: The Long Barn on Vimeo

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NB: These particulars are as at 24/04/24.



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