



THE OLD DAIRY

New Barn Farm, Hurstbourne Priors, Whitchurch, Hampshire, RG28 7RU

Carter Jonas

THE OLD DAIRY, NEW BARN FARM, HURSTBOURNE PRIORS, WHITCHURCH, HAMPSHIRE, RG28 7RU

- Four bedrooms
- Vaulted kitchen/dining room with Miele appliances
- Spacious sitting room with log burner
- Landscaped garden with garden office and storage
- Allocated parking for two cars
- Quiet village setting
- EPC Rating: D

DESCRIPTION

The Old Dairy is one of nine bespoke homes forming part of New Barn Farm, a prestigious development created from the sensitive conversion of historic farm buildings dating back over 150 years. Located on the outskirts of the picturesque village of Hurstbourne Priors, within the North Wessex Downs Area of Outstanding Natural Beauty. Formerly a working arable and livestock farm until 2003, New Barn Farm has been transformed into an exclusive collection of characterful homes, retaining period features alongside high-quality contemporary finishes. This elegant barn conversion offers over 2,000 sq. ft. of light-filled living space across two floors. Highlights include a vaulted kitchen/dining room with exposed beams, granite worktops, extensive cabinetry, and Miele integrated appliances. A walk-in pantry, utility room, and cloakroom with shower complete the kitchen area. The spacious sitting room features custom joinery, a wood-burning stove, and French doors opening onto the garden terrace. The property offers four bedrooms: two on the ground floor, one with an en suite, both with vaulted ceilings and garden access. Upstairs, the generous principal suite includes a luxurious en suite bathroom with separate shower, while a fourth bedroom is served by a stylish family bathroom.

A BEAUTIFULLY CONVERTED END OF TERRACE PERIOD BARN OFFERING ELEGANT FAMILY LIVING IN A PEACEFUL COUNTRYSIDE SETTING WITHIN THE NORTH WESSEX DOWNS AREA OF OUTSTANDING NATURAL BEAUTY.



OUTSIDE

Externally, the rear garden is beautifully landscaped, bordered by fencing and original brick walls, with a central path leading to a gate into the communal courtyard area. A bespoke garden office with power and integrated storage offers ideal space for home working. There are two allocated parking spaces and shared bin/bike stores.

LOCATION

Hurstbourne Priors is a picturesque Hampshire village surrounded by open countryside and lies within the North Wessex Downs Area of Outstanding Natural Beauty (AONB). The village boasts a strong community spirit and traditional charm, with a local church, village hall, and playing fields. The market town of Whitchurch is just over 2 miles away and provides local amenities and direct rail services to London Waterloo. The larger town of Andover is around 6 miles away, offering a wider selection of shops, supermarkets, and leisure facilities. Excellent access to the A34 and M3.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Mains electricity, water, private sewage and air source heat pump.

Broadband: Fibre to the premises (FTTP) up to 1.6gb. For internet and mobile services check Ofcom's website.

Local Authority: Basingstoke & Dean Council

Council Tax: Band F

Viewings: Strictly by appointment with Carter Jonas, 01962 842742.



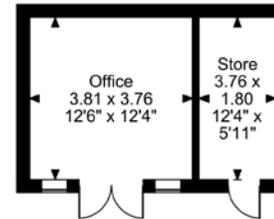
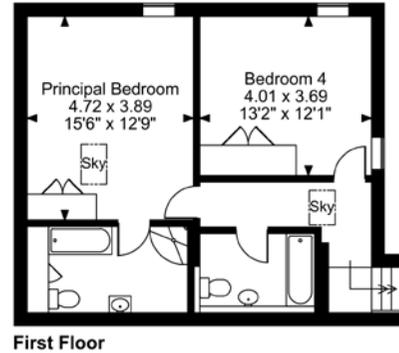
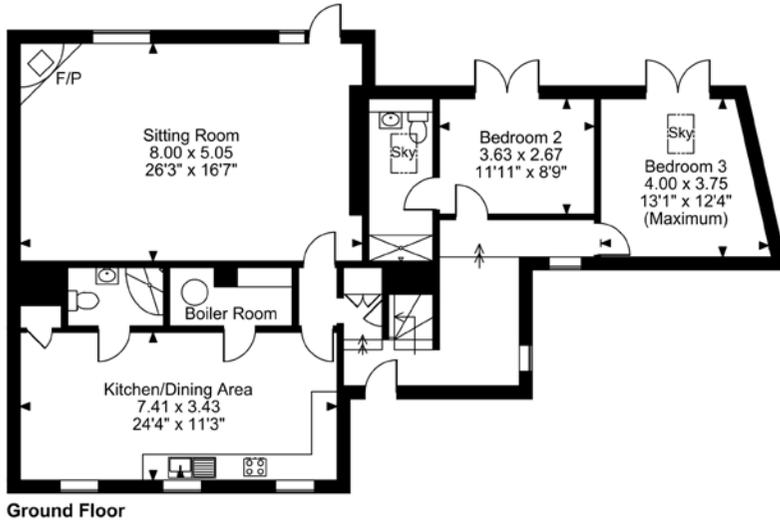
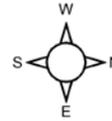
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Approximate Gross Internal Area

Main House = 1,940 sq ft / 180 sq m

Garage = 233 sq ft / 22 sq m

Total = 2,173 sq ft / 202 sq m



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	68 D
39-54	E		
21-38	F		
1-20	G		

Office 01962 842 742

winchester@carterjonas.co.uk

9a Jewry Street, Winchester, Hampshire, SO23 8RZ

carterjonas.co.uk

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