



UPPER WOODCOTT BARN S

Upper Woodcott, Whitchurch, Hampshire RG28 7PY



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Whitchurch 5.5 miles | Andover 11 miles | Newbury 11 miles

London Waterloo from Whitchurch – 1 hour

(Mileages and times approximate)

In all over 6,500 square feet/610 square metres.

A stunning, 5-bedroom barn conversion with ancillary accommodation, enjoying a beautiful rural location with far reaching views. The property has just been renovated and is presented in exceptional condition throughout.

Guide Price: £5,500 pcm

UPPER WOODCOTT BARN

Upper Woodcott Barns is a beautifully renovated barn conversion finished to an exceptionally high standard and providing spacious and versatile accommodation. The barn has been sensitively restored, with the exterior clad in wood with a clay tiled roof and combines a wealth of period features with modern fixtures and fittings. Outbuildings include the Stables a generous 1,904 square feet which has been converted to allow the option of ancillary accommodation, home office or entertaining space in mind. The Stable Building has an open plan living space on the ground floor and first floor with kitchen or shower room.

Entering through the large glass front door into the magnificent living room, which is a large and bright room with full height vaulted ceilings, large wood burning stove, exposed beams and bi-fold doors opening onto the terrace with views beyond. The kitchen/breakfast and family room is another wonderful room, featuring the bespoke fitted kitchen with granite worktops and electric range oven, ample space for a large dining table and informal living room. Door through into the utility room and downstairs WC.

The master bedroom suite is a superb room, again with vaulted ceilings and exposed timbers, dressing room and a large en suite bath and shower room. All the other bedrooms are all generous double bedrooms with en suite shower or bath. There is a useful and accessible storeroom alongside bedroom 4, as well as a small office space accessed from outside.



Outside, the property has a large gravel courtyard area behind the barn, with ample parking. Flanked with a wall to one side and a traditional farm building to the other this is a very private space. Opposite the Stables is a triple car port, double garage and electric charging point.

The garden, which is south facing and enjoys far reaching rural views, is laid to lawn with a terrace area accessed from the living room and kitchen, ideal for outdoor entertaining. Electric points around the building to enable robotic lawn mowers for easy maintenance.

SITUATION

Upper Woodcott Barns is located on a private country estate in Woodcott, a small hamlet nestled in the countryside around the town of Whitchurch. Although the setting is very peaceful and in open countryside, it is highly convenient with the A34 nearby, as well as a mainline railway station to London Waterloo from Whitchurch, which is only 5.5 miles away. There are more comprehensive shopping, cultural and leisure facilities in Andover and Newbury. Schooling in the area is excellent, with Farleigh School at Red Rice and Cheam near Newbury both within easy reach.

GENERAL REMARKS AND STIPULATIONS

Services

Private drainage. Oil fired heating.

Water - Southern Water (mains)

Sewage - £160 + VAT per year

Broadband Speed: Full Fibre up to 900mb download

Local Authority: Basingstoke and Deane Borough Council

Postcode: RG28 7PY

Deposit: £6,364

Directions: Heading north from Whitchurch, follow the A34. Take the exit on the left signposted Litchfield/Whitchurch/Dunley/Woodcott. Turn left and follow the lane for about 1.7 miles. Proceed through Lower Woodcott, passing the farm on the right. Follow the lane up the hill, bending to the right and then to the left. At the junction go over the crossroads and turn left by the church. Follow the drive around the barn, into the gates for Upper Woodcott Barns.



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Viewings

By appointment with BCM LLP only.

Upper Woodcott Barns

Approximate Gross Internal Area

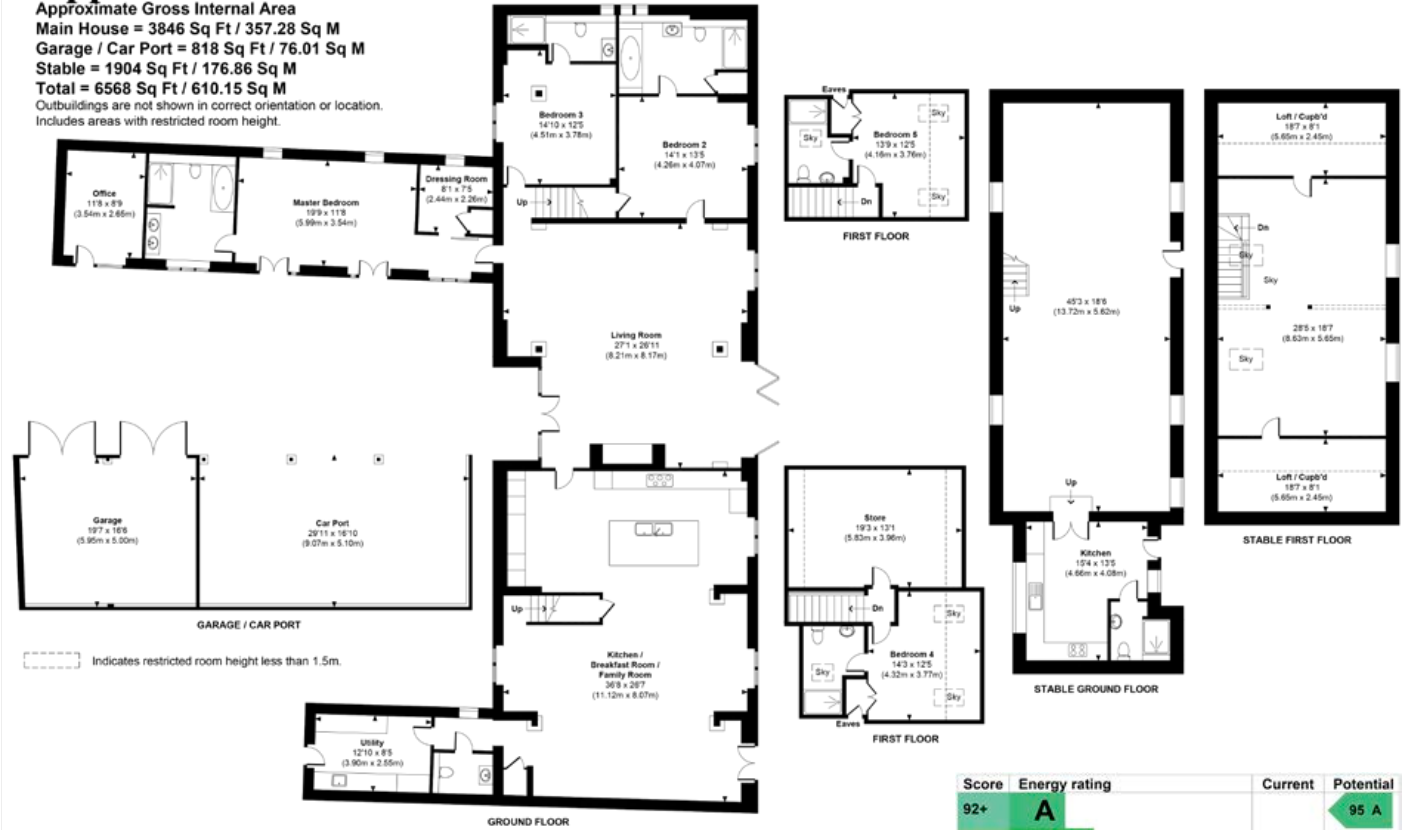
Main House = 3846 Sq Ft / 357.28 Sq M

Garage / Car Port = 818 Sq Ft / 76.01 Sq M

Stable = 1904 Sq Ft / 176.86 Sq M

Total = 6568 Sq Ft / 610.15 Sq M

Outbuildings are not shown in correct orientation or location. Includes areas with restricted room height.



Letting Agent

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Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B		
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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