



## **POACHERS BARN**

1 Dairy Place, Micheldever, Winchester, Hampshire, SO21 3FG

**Carter Jonas**

## POACHERS BARN, 1 DAIRY PLACE, MICHELDEVER, WINCHESTER, HAMPSHIRE, SO21 3FG

- Micheldever Station 2 miles
- Micheldever village 0.5 miles
- Winchester 7 miles
- Basingstoke 11 miles

### DESCRIPTION

Situated in a rural setting The Poachers Barn originally formed part of a 'Model Dairy Farm' inspired by Prince Albert. In 2009/10 Waltham's Ltd embarked on a redevelopment of all the period barns on the farm to create 8 homes. The Poachers Barn, which is thought to date from around 1860, and her neighbour were subsequently developed by their current owners. Converted with the greatest attention to detail and thought which has resulted in a richly characterful and advanced home with cutting edge environmental features including an air source heat pump, solar PV with solar energy storage (via batteries) and solar water heating and the highest levels of insulation. Beautifully decorated and very well maintained The Poachers Barn offers spacious, luxurious and adaptable accommodation as well as a fantastic layout for entertaining. Some of the outstanding features are as follows:

- The inspiring, vaulted, open plan living area which has distinctly individual zones such as the dining area and drawing room with its feature fireplace and log burner
- Elegant kitchen with black granite work tops and gas hob electric oven range
- Separate utility room with space for free standing appliances
- Underfloor heating throughout the ground floor
- Ground floor double bedroom with a window seat and luxurious en suite wet room
- 3 double bedrooms on the first floor including the lovely main bedroom with dressing room, en suite

**NO CHAIN. AN OUTSTANDING BARN CONVERSION WITH C.3000 SQ. FT. OF BEAUTIFULLY DECORATED ACCOMMODATION, A DELIGHTFUL GARDEN WITH TERRACES, PRIVATE PARKING AND A DOUBLE CAR BARN WITH STORE. EPC B**



and air conditioning unit

- Spacious family bathroom with a bath and separate shower
- Galleried snug/sitting room overlooking the main living room
- Well located study off the front hall with views over the garden
- Mitsubishi air source heat pump
- Income generating solar PV system and solar water heating plus electric storage batteries
- Electric car charging point in the garage

### OUTSIDE

The Poachers Barn is approached from a private driveway and parking area. The excellent garden is an outstanding feature, principally laid to lawn it boasts many attractive trees and shrubs plus a screened vegetable patch. Furthermore, a number of excellent outside seating areas have been created which include the sweeping patio immediately behind the house, a covered terrace to the front of the property and an attractive pergola retreat in the garden. To the boundaries are mature hedges. A double car barn with electric doors, an electric car charging point and store with mezzanine floor, which provides ample space for vehicles and garden equipment.

### LOCATION

Situated adjacent to Northbrook Farm, Dairy Place is about half a mile (level walk) to the north of Micheldever and in the beautiful countryside of the Dever Valley. The village offers good local facilities which include a shop, popular primary school, church and public house. It is a strong and welcoming community with societies and social events. Winchester and Basingstoke are easily reached, both with mainline railway stations, but only about 2 miles away, at Micheldever Station are hourly train services to London/Waterloo. The A303, A34 and M3 are within easy striking distance.

A number of independent schools are close by including Prince's Mead School, Twyford School, Pilgrims', Winchester College, St Swithun's and the popular King Edwards VI School in Southampton. Also Bedales is 22 miles to the east near Petersfield. The well regarded Henry Beaufort Secondary School and Peter Symonds Sixth Form College are 8 miles away.



## ADDITIONAL INFORMATION

**Tenure:** Freehold.

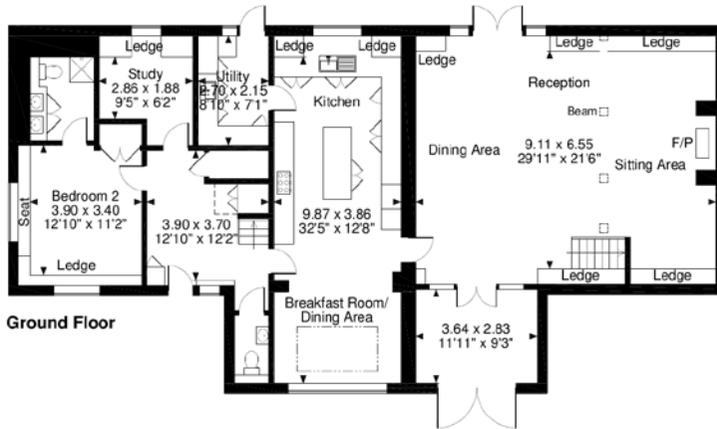
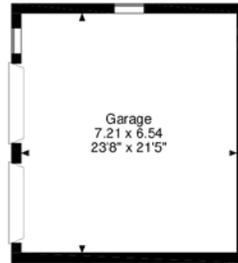
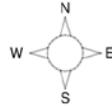
**Services:** Mains water and electricity. Air heat source pump underfloor heating downstairs. Solar PV system and solar water heating. Reed bed effluent septic tank. Mobile phone coverage and broadband speeds can be checked here. <https://checker.ofcom.org.uk/>.

**Local Authority:** Winchester City Council. Council Tax Band F.

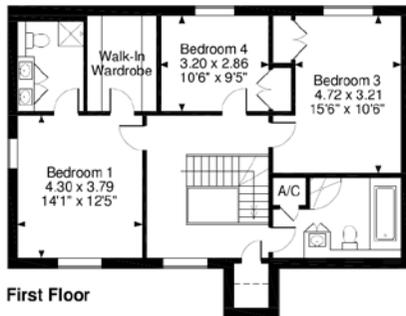
**Viewings:** Strictly through the selling agents Carter Jonas.  
**Agent's Note:** Photographs from 2018.



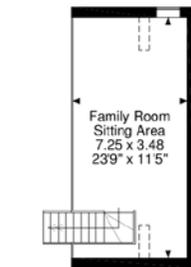
**Poaches Barn, Dairy Place, Winchester**  
**Approximate Gross Internal Area**  
**Main House = 3,052 sq ft / 284 sq m**  
**Garage = 508 sq ft / 47 sq m**  
**Total = 3,560 sq ft / 331 sq m**



**Ground Floor**



**First Floor**



**Mezzanine Above Sitting Area**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	<b>A</b>		<b>97</b>
(81-91)	<b>B</b>	<b>86</b>	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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