

THE BARN S
AT CHURCH FARM
SPARSHOLT

THE BARNS AT CHURCH FARM



ALFRED HOMES

WELCOME TO
THE BARNS
AT CHURCH FARM
SPARSHOLT

In the quintessential English village of Sparsholt, one of the most sought-after locations on the outskirts of Winchester, we are proud to be creating a collection of wonderful homes in a beautiful setting, the first development of its kind to be granted planning permission within the village for many years.

The Barns at Church Farm is a unique collection of ten distinctive properties, ranging from 700 sq.ft to 3,800 sq.ft., featuring traditional materials such as flint and timber cladding, complemented by the stylish refurbishment of some original barn structures. It's a charming and eclectic development which will showcase our well-planned contemporary interiors and attractively landscaped open spaces.

With far-reaching countryside views, access to woodland walks, and all that village life has to offer, this development is, quite simply, hard to beat.

AN EXCELLENT LOCATION

A TRADITIONAL COUNTRY PUB, AN EXCELLENT
SHOP/POST OFFICE, A WELL-REGARDED
PRIMARY SCHOOL AND A BEAUTIFUL CRICKET PITCH
COMBINE TO CREATE SPARSHOLT'S UNIQUE
AND THRIVING COMMUNITY.

All this is just three miles from Winchester's mainline station and four from the city's heart. Also on the doorstep is Farley Mount Country Park, which offers miles of footpaths and cycle routes, a couple of superb golf courses, plus easy access to the county towns of Romsey and Stockbridge.



Farley Mount Country Park



Winchester City Centre



Boutique shopping in Winchester



Cricket on the green



Sparsholt Village Shop/Post Office



The Plough at Sparsholt



IT’S ALL WITHIN
EASY REACH

1	The Plough Gastro Pub	0.1 miles
2	Sparsholt Village Store and Post Office	0.4 miles
3	Sparsholt Primary School	0.4 miles
4	Waitrose/Aldi/Boots Pharmacy plus Friarsgate Surgery	2.1 miles
5	Winchester Racquets & Fitness Club	2.6 miles
6	Royal Winchester Golf Club	2.7 miles
7	Sarum Road Private Hospital	2.9 miles
8	Winchester Mainline Station	2.9 miles
9	Kings’ School	3.0 miles
10	Peter Symonds College	3.1 miles
11	Theatre Royal Winchester	3.1 miles
12	Solutions Dental Clinic	3.2 miles
13	Winchester City Centre	3.3 miles
14	Pilgrims’ and Winchester College	3.6 miles

A COUNTRYSIDE SETTING

THE BARNS AT CHURCH FARM ENJOY
A SECLUDED LOCATION.

Accessed via a short country lane that not only leads to the new homes
but also to beautiful open countryside and spectacular views.

Numbers One to Seven are set around a private drive, which provides
both vehicle access and pedestrian walkways, while Numbers Eight, Nine
and Ten, the contemporary single-storey barn conversions
have parking and pretty landscaping.

THE BARNS AT CHURCH FARM





Number One, Computer Generated Image, indicative only.

NUMBER ONE

94 SQ.M. · 1,012 SQ.FT.

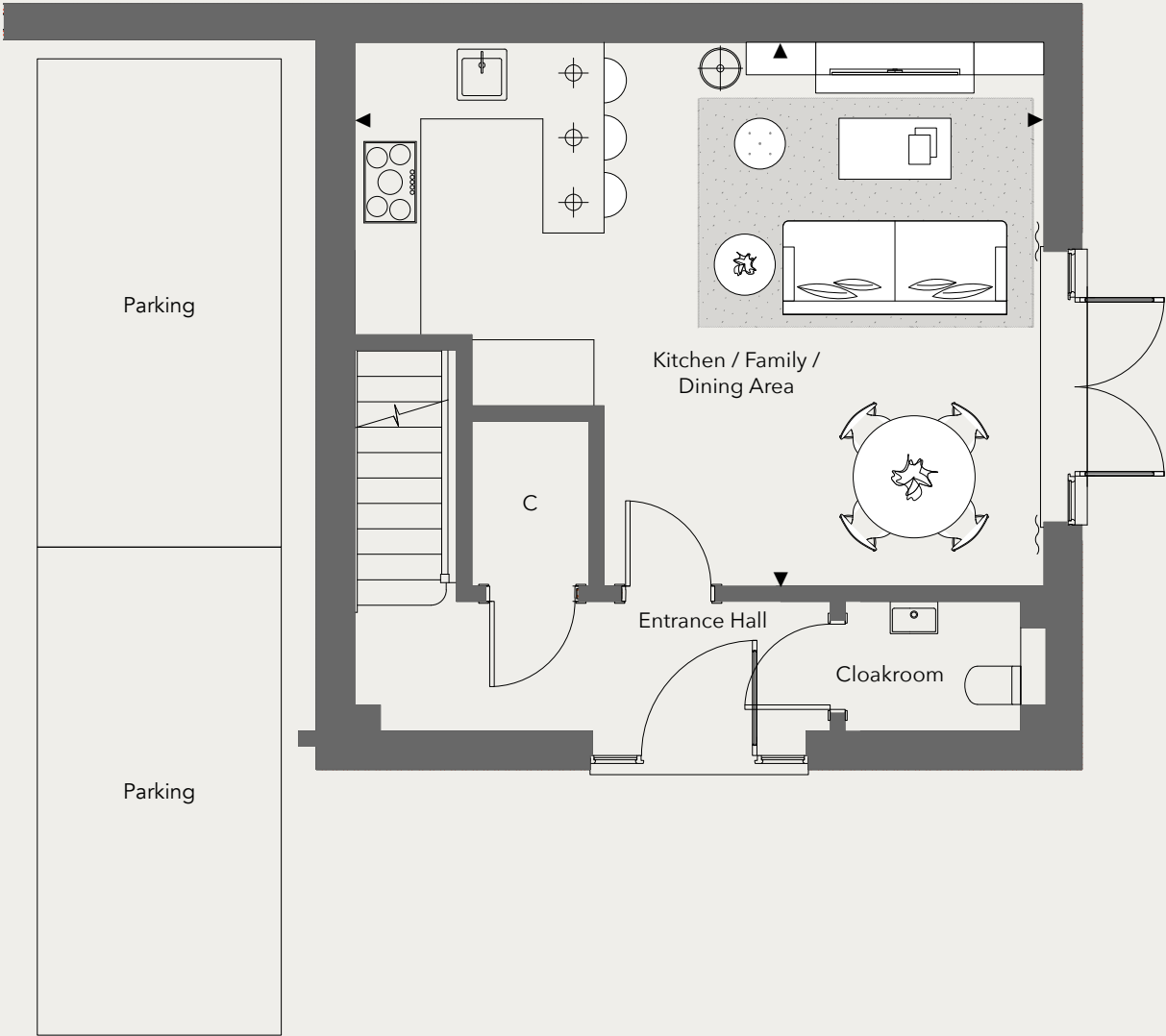
THIS CHARMING BRICK AND FLINT HOME
SITS AT THE ENTRANCE TO THE DEVELOPMENT
AND ENJOYS BEAUTIFUL VIEWS ACROSS
ADJACENT FARMLAND.

The smart, Crittall-style entrance door – an impressive feature of this home – leads to a spacious, open-plan ground floor comprising kitchen, dining and seating areas, with matching doors to the landscaped garden. On the upper floor are two double-bedrooms, both with en suites and built-in wardrobes.

This home also benefits from a carport and driveway parking for two vehicles

NUMBER ONE

94 SQ.M. · 1,012 SQ.FT.



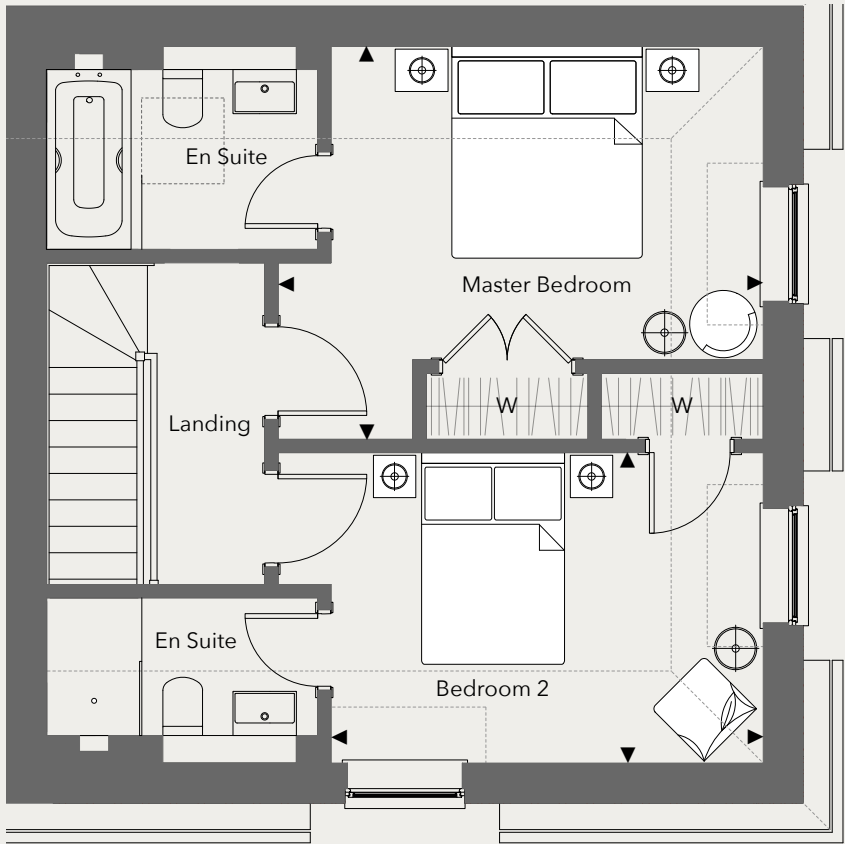
GROUND FLOOR

Kitchen/Living	6.77 x 5.35m	22'3" x 17'7"
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All information, furniture layouts and measurements are for guidance purposes only.
Floor plans may be subject to change and are not to scale.

NUMBER ONE

94 SQ.M. · 1,012 SQ.FT.



FIRST FLOOR

Master Bedroom	4.18 x 3.81m	13'9" x 12'6"
Bedroom 2	4.18 x 3.58m	13'9" x 11'9"

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Floor plans may be subject to change and are not to scale.



Number Two, Computer Generated Image, indicative only.

NUMBER TWO

122 SQ.M. · 1,313 SQ.FT.

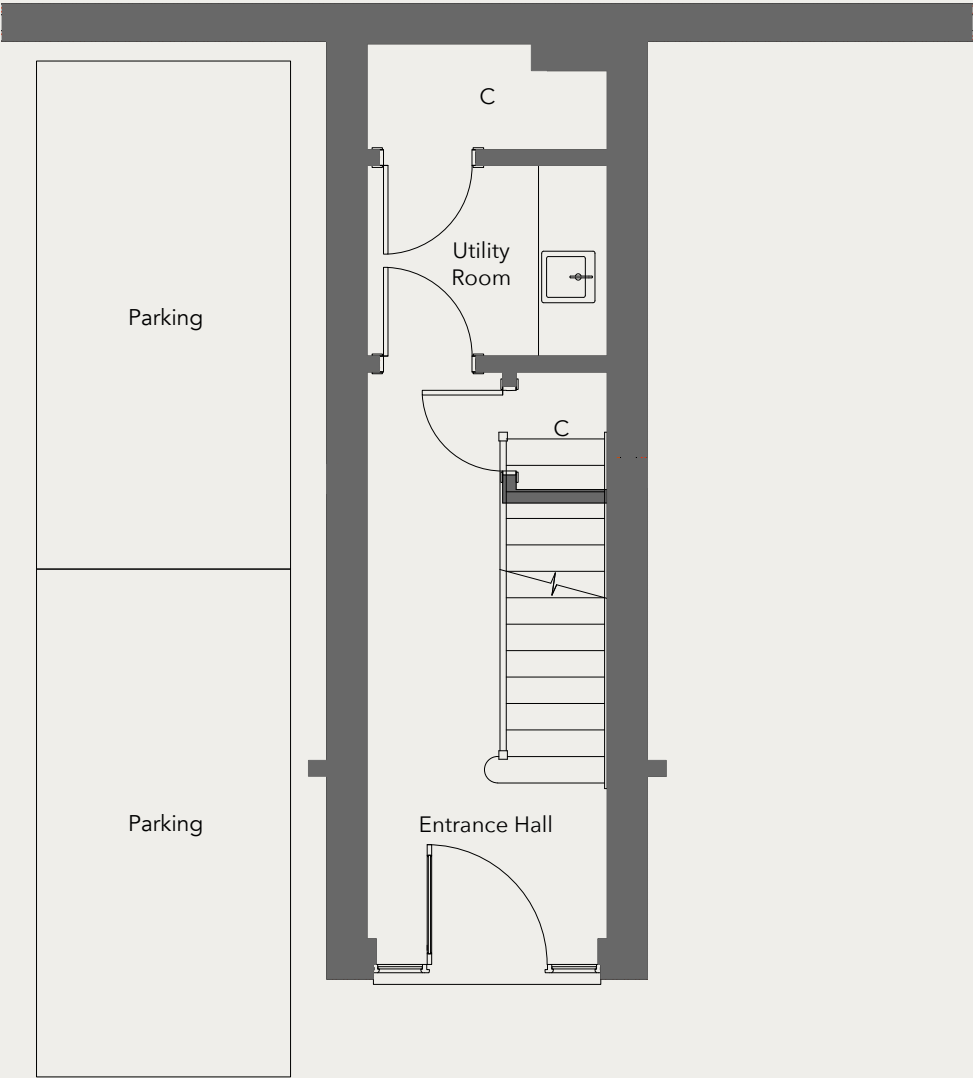
A STUNNING COACH HOUSE
THAT BRINGS TOGETHER TRADITIONAL
AND MODERN DESIGN.

The oversized, Crittall-style front door opens into a good-sized entrance hall leading up to a spacious landing, with two double bedrooms, each with built-in wardrobes (the master bedroom also has a smart en suite), and the main living area. This spacious room encompasses kitchen, dining and seating – a modern, easy-flowing room with elevated views.

While a separate bathroom, a cloakroom and a utility room completes the internal space, this coach house also benefits from a balcony and parking for two vehicles.

NUMBER TWO

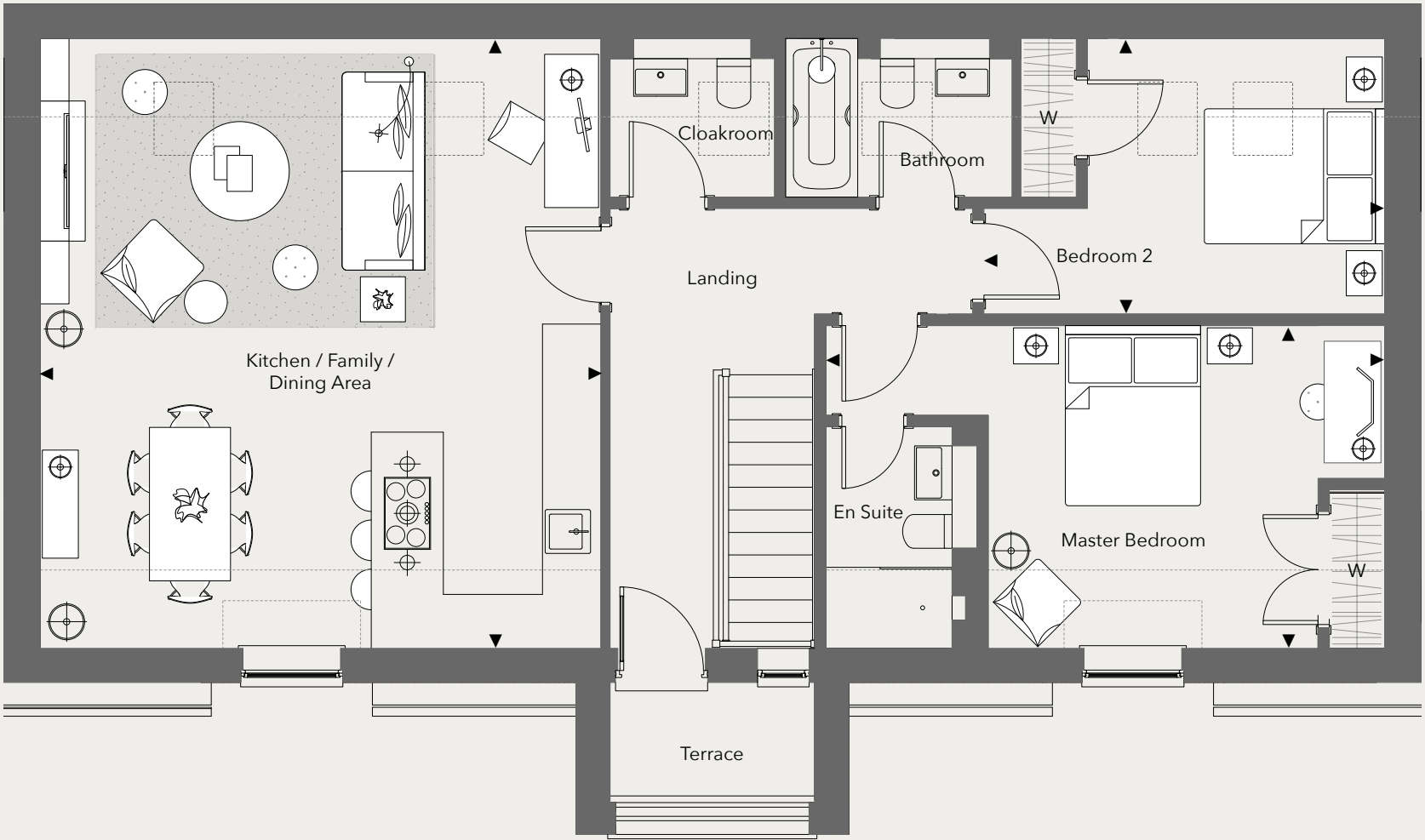
122 SQ.M. · 1,313 SQ.FT.



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Floor plans may be subject to change and are not to scale.

NUMBER TWO

122 SQ.M. · 1,313 SQ.FT.



FIRST FLOOR

Kitchen/Dining/Living	6.77 x 6.22m	22'3" x 20'5"
Master Bedroom	6.20 x 3.58m	20'4" x 11'9"
Bedroom 2	4.45 x 3.06m	14'7" x 10'0"

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Number Three, Computer Generated Image, indicative only.

NUMBER THREE

94 SQ.M. · 1,012 SQ.FT.

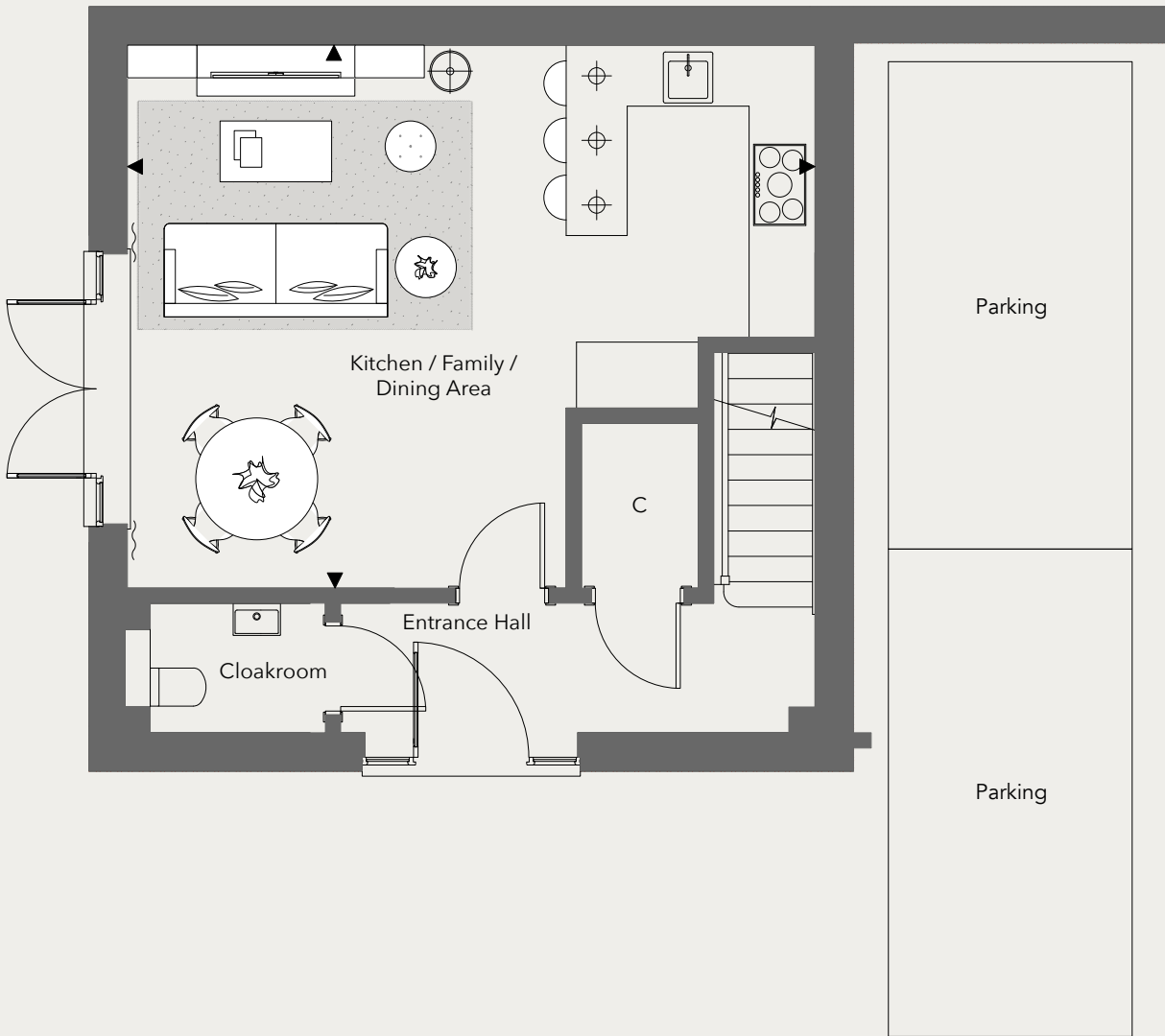
TRADITIONAL ON THE OUTSIDE,
CONTEMPORARY IN – A GREAT COMBINATION
FOR A CHARMING TWO-BEDROOM HOME.

On the ground floor, the open plan space comprises a stylish kitchen,
a separate dining area and plenty of room for casual seating, complemented
by two double bedrooms on the first floor, both with beautifully
appointed en suites and built-in wardrobes.

This attractive property is completed by a garden, mostly laid
to lawn, pretty planting to the front and a carport with
driveway parking for two vehicles.

NUMBER THREE

94 SQ.M. · 1,012 SQ.FT.



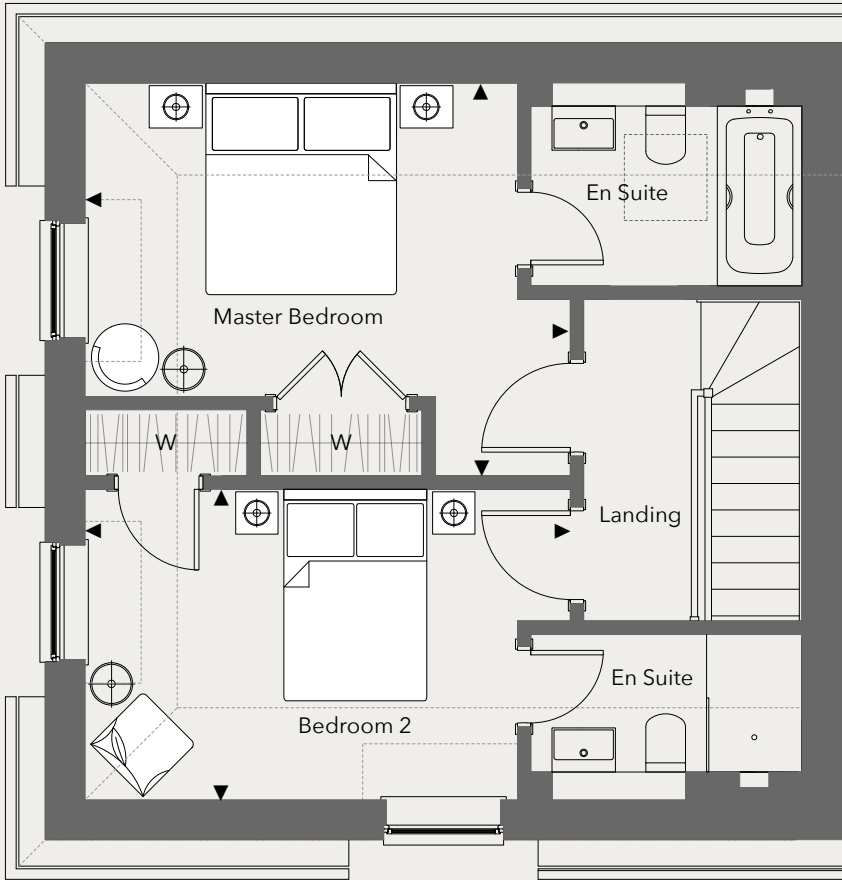
GROUND FLOOR

Kitchen/Living	6.77 x 5.35m	22'3" x 17'7"
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All information, furniture layouts and measurements are for guidance purposes only.
Floor plans may be subject to change and are not to scale.

NUMBER THREE

94 SQ.M. · 1,012 SQ.FT.



FIRST FLOOR

Master Bedroom	4.18 x 3.81m	13'9" x 12'6"
Bedroom 2	4.18 x 3.58m	13'9" x 11'9"

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Number Four,
Computer Generated Image,
indicative only.

FLINT HOUSE

NUMBER FOUR

305 SQ.M. · 3,283 SQ.FT.*

THIS FANTASTIC TWO-STOREY HOME IS A
SHOWSTOPPER. ATTRACTIVE BRICK AND FLINT
WITH AN IMPRESSIVE OAK PORCH, PLUS
A BEAUTIFUL COUNTRY GARDEN TOO.

The spacious entrance hall leads to a good-sized study, a very generous drawing room (with a wood-burning stove and French doors to the rear garden), and a large kitchen/dining/family room with a second set of French doors to the garden. The separate utility room also has outside access.

Upstairs, the attractive master suite has French doors and a Juliet balcony overlooking the garden, a wonderful vaulted ceiling, plus plenty of built-in wardrobes and an elegant en suite bathroom.

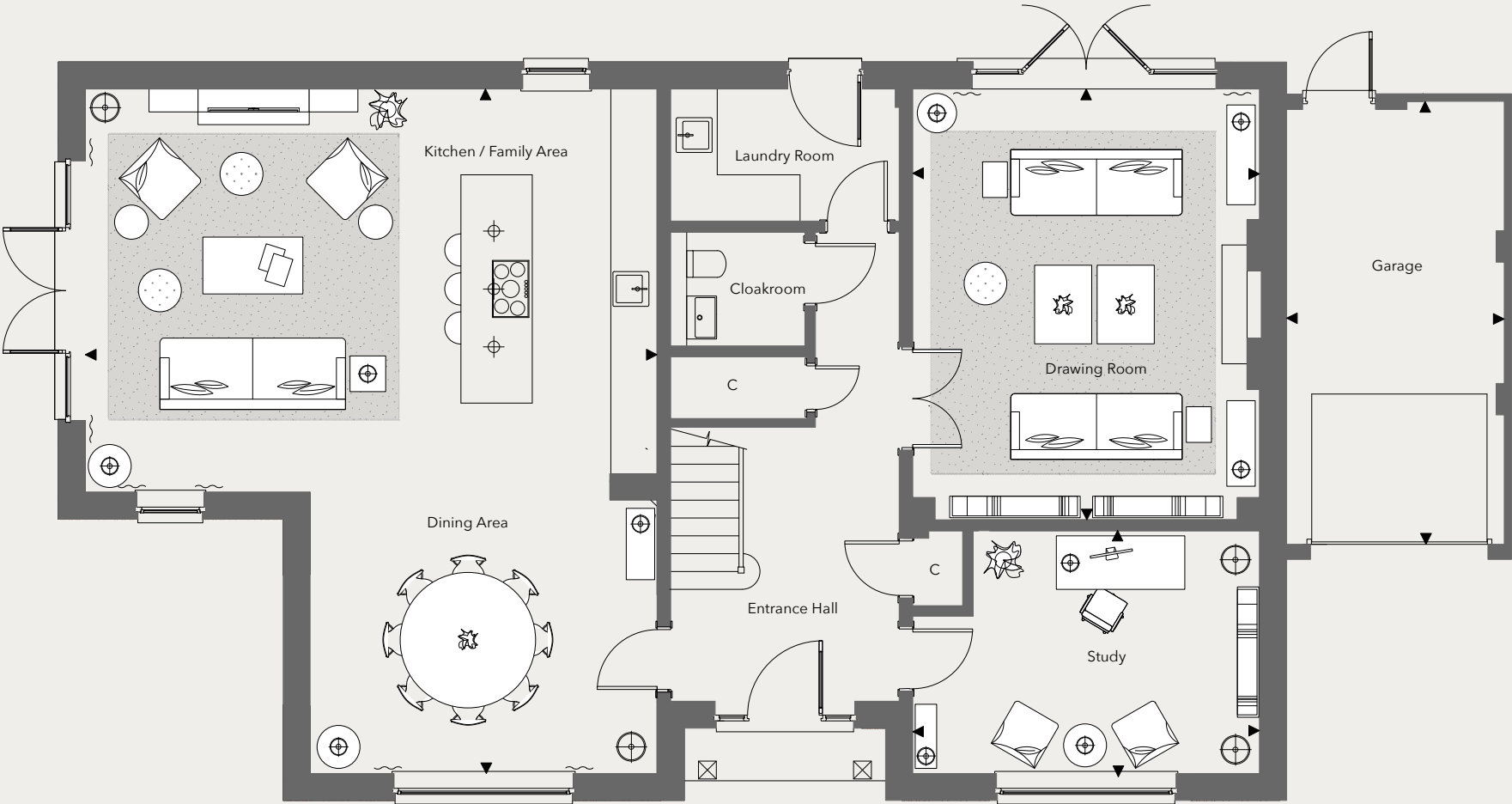
Double bedroom two also has an en suite, while doubles three and four share an en suite with Jack-and-Jill access.

Outside is a garage plus driveway parking, and the attractive wrap-around garden has two terraces for outdoor seating and dining.

*Including garage

NUMBER FOUR

305 SQ.M. · 3,283 SQ.FT.*



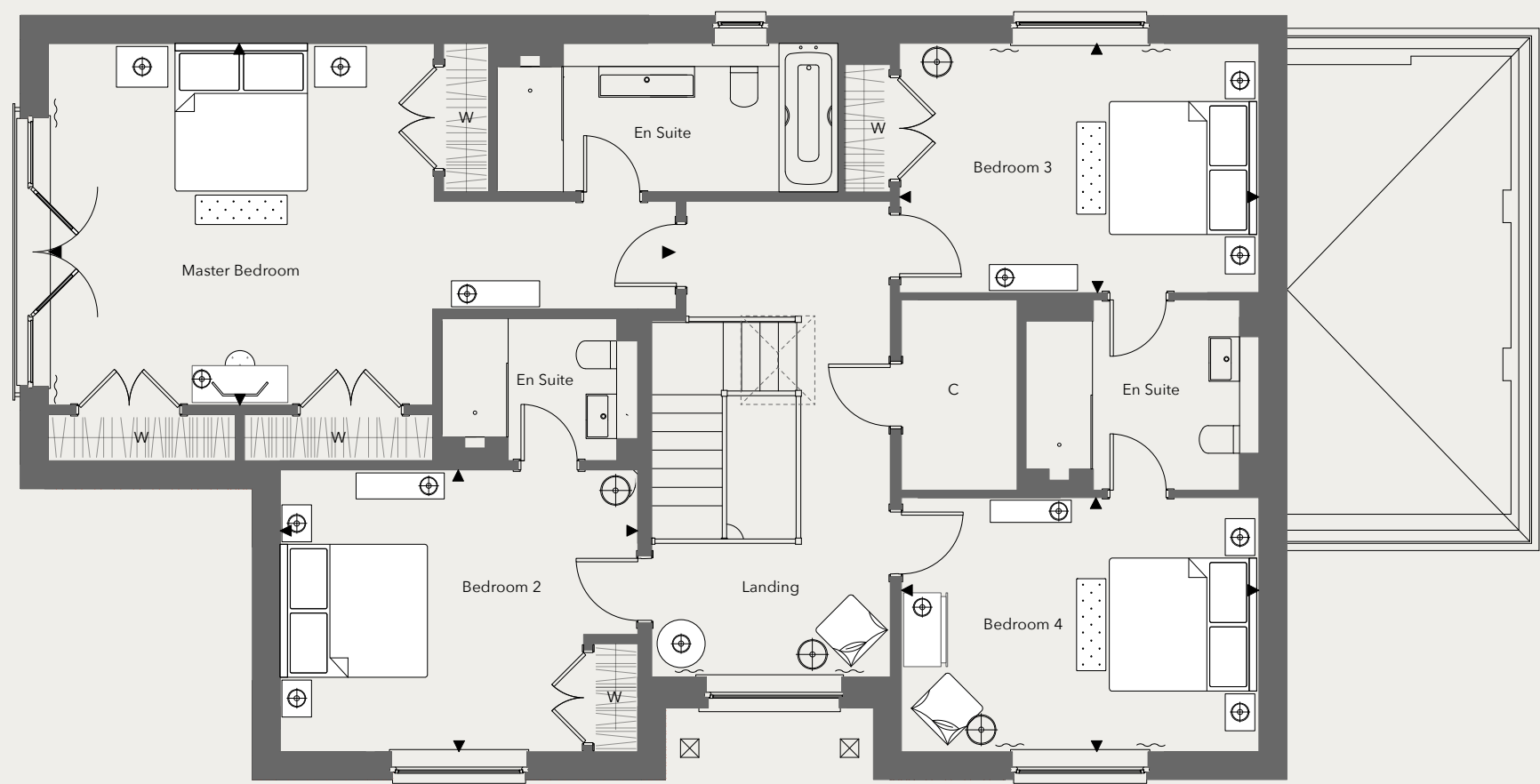
GROUND FLOOR

Kitchen/Dining/Family	9.58 x 8.00m	31'5" x 26'3"
Drawing Room	6.03 x 4.87m	19'10" x 15'11"
Study	4.86 x 3.40m	15'11" x 11'2"
Garage	6.20 x 3.05m	20'4" x 10'0"

*Including garage

All information, furniture layouts and measurements are for guidance purposes only.
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NUMBER FOUR



FIRST FLOOR

Master Bedroom	8.53 x 5.65m	28'0" x 18'6"
Bedroom 2	4.86 x 3.81m	15'11" x 12'6"
Bedroom 3	5.62 x 3.37m	18'3" x 11'1"
Bedroom 4	4.86 x 3.40m	15'11" x 11'3"

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One of three homes on the development whose exterior design has been inspired by the traditional timber framed farm buildings historically found throughout the South East of England. These impressive barns, dotted on fields and farmsteads, were clad in horizontally fixed, hand-swain weatherboarding, a unique feature that our architects have recreated and updated to give these dwellings a distinctive style all of their own.*

* Historic England's 'Historic Farmsteads: Preliminary Character Statement – South East Region

Number Five, Computer Generated Image, indicative only.

NUMBER FIVE

233 SQ.M. · 2,508 SQ.FT.*

CHARACTERFUL AND CONTEMPORARY OPEN-PLAN LIVING

With a striking, oversized front door opening into an impressive double-height entrance hall, this home offers open-plan living on the ground floor, with picture windows and French doors leading to the garden from the kitchen, dining and family space. The excellent study also has French doors to the garden and there is also a separate utility room with outside access.

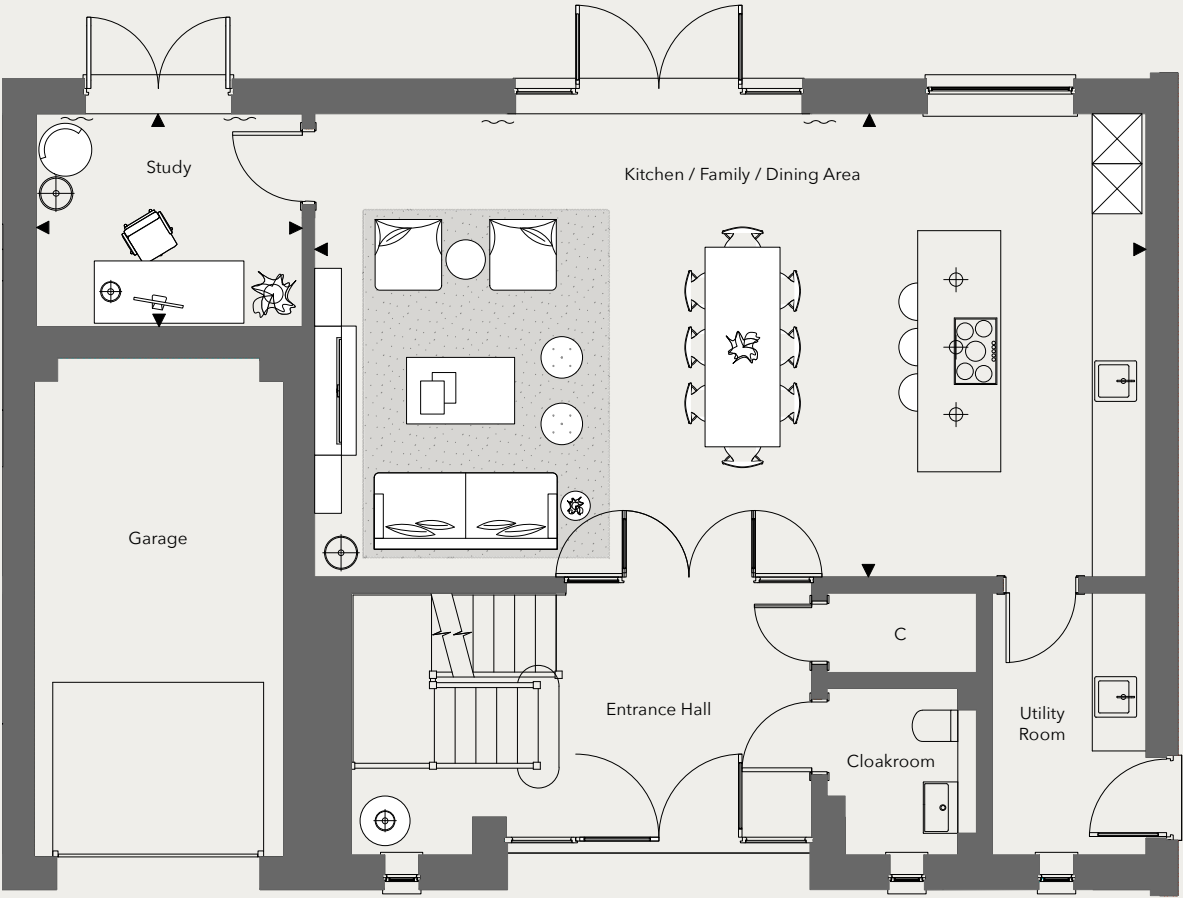
Upstairs are three lovely double bedrooms. The master has a beautifully furnished dressing room leading to a luxurious bathroom, plus a stunning picture window to maximise the views. Generous doubles two and three benefit from en suite shower rooms and built-in wardrobes.

An integral garage, plus driveway parking, attractive planting to the front and a very pretty rear garden complete this home.

*Including garage

NUMBER FIVE

233 SQ.M. · 2,508 SQ.FT.*



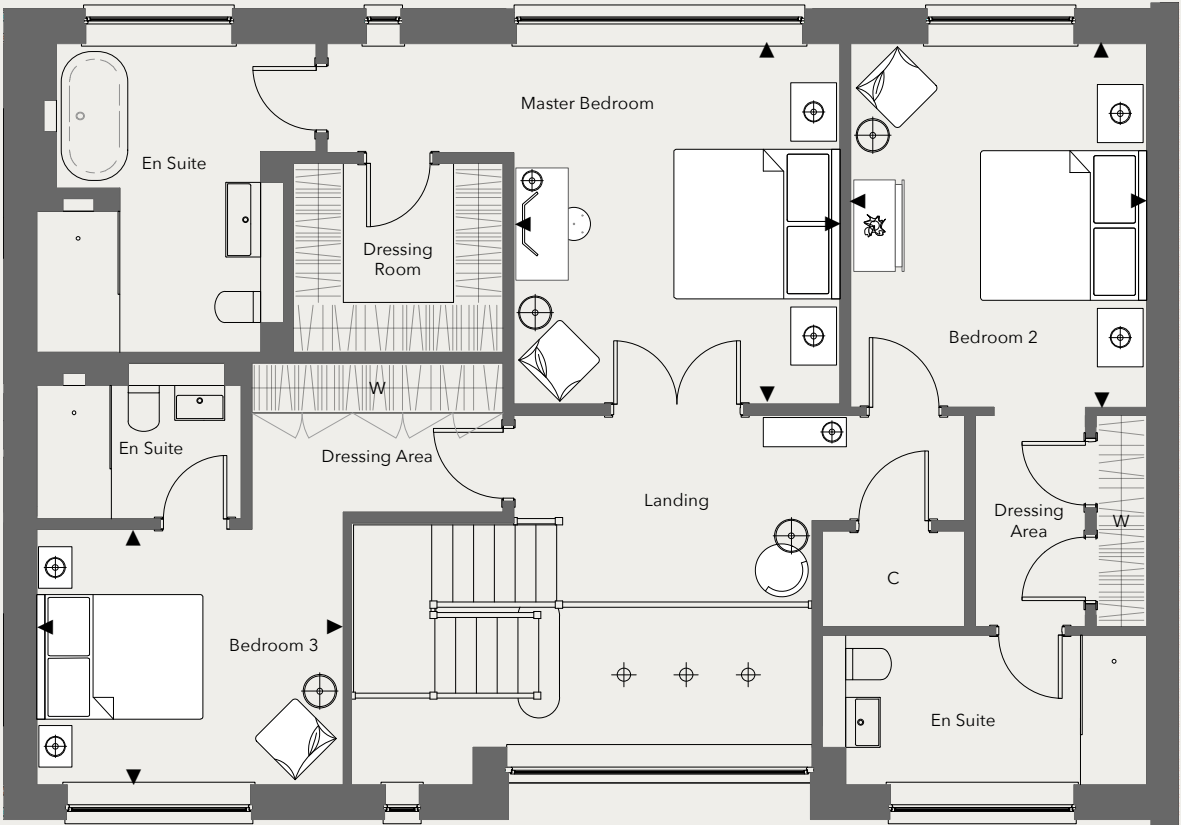
GROUND FLOOR

Kitchen/Dining/Living	10.00 x 5.57m	32'10" x 18'3"
Study	3.20 x 2.56m	10'6" x 8'5"
Garage	6.00 x 3.00m	19'8" x 9'10"

* Including garage

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NUMBER FIVE



FIRST FLOOR

Master Bedroom	6.17 x 4.33m	20'3" x 14'3"
Bedroom 2	7.00 x 3.56m	23'0" x 11'8"
Bedroom 3	5.07 x 3.69m	16'8" x 12'1"

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Number Six, Computer Generated Image, indicative only.

NUMBER SIX

272 SQ.M. · 2,928 SQ.FT.*

ALSO CLAD IN DISTINCTIVE WEATHERBOARDING,
THIS HOME OFFERS FOUR EXCEPTIONAL
DOUBLE BEDROOMS COMPLEMENTED BY SPACIOUS,
OPEN-PLAN LIVING ACCOMMODATION ON
THE GROUND FLOOR.

Stairs from the impressive, double-height entrance hall lead to the first floor,
where elegant double doors open into the master suite, which has an impressive
feature window to make the most of the countryside views,
plus a beautifully furnished dressing area and a luxurious en suite bathroom.

Double bedroom two also enjoys lovely views and an en suite,
while doubles three and four share a family bathroom.

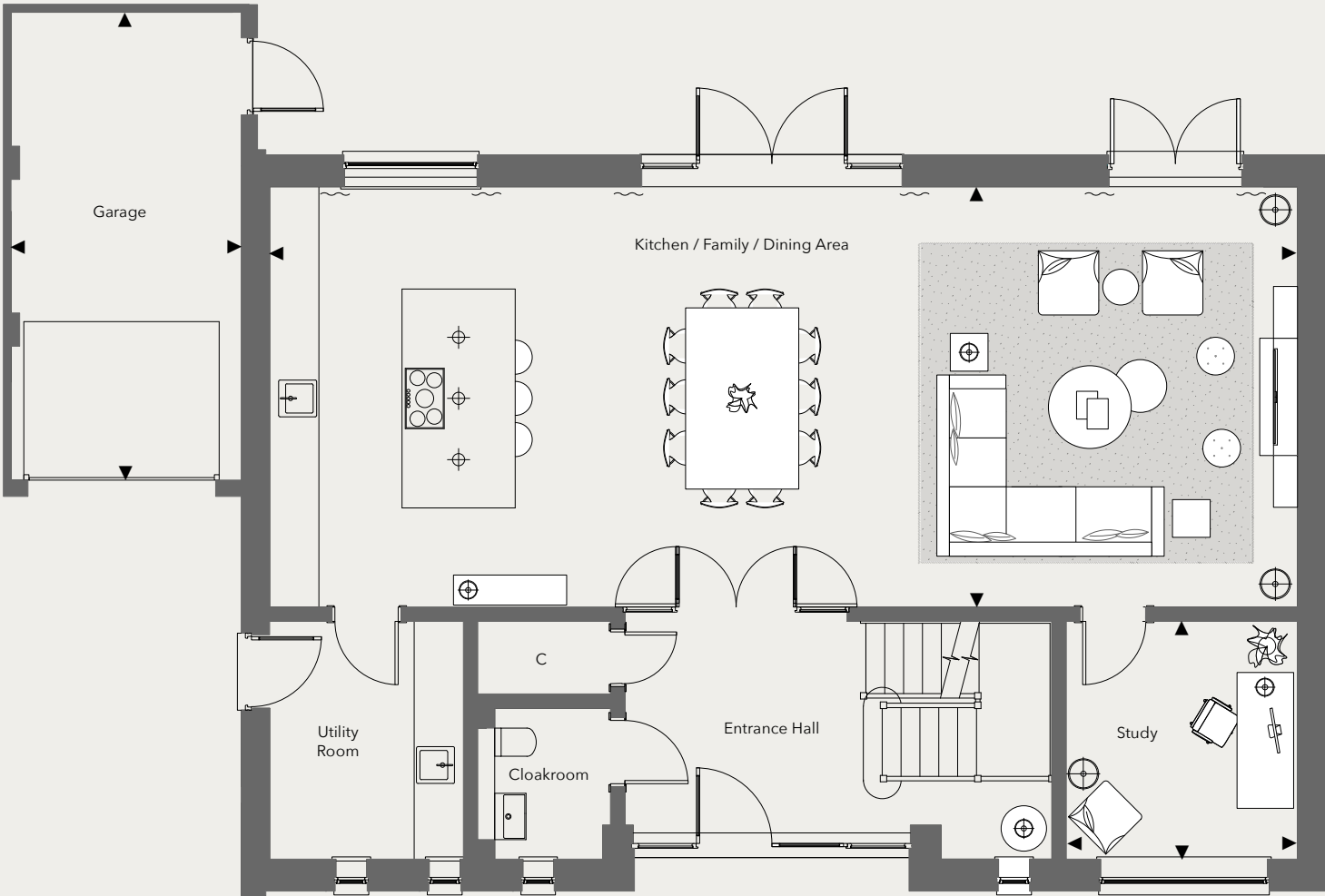
The main accommodation on the ground floor is the open-plan
living area that encompasses a kitchen, dining and casual seating space,
with two sets of French doors to the garden, plus a separate study
and utility room with outside access.

An attractive landscaped garden, garage and
driveway parking complete this home.

*Including garage

NUMBER SIX

272 SQ.M. · 2,928 SQ.FT.*



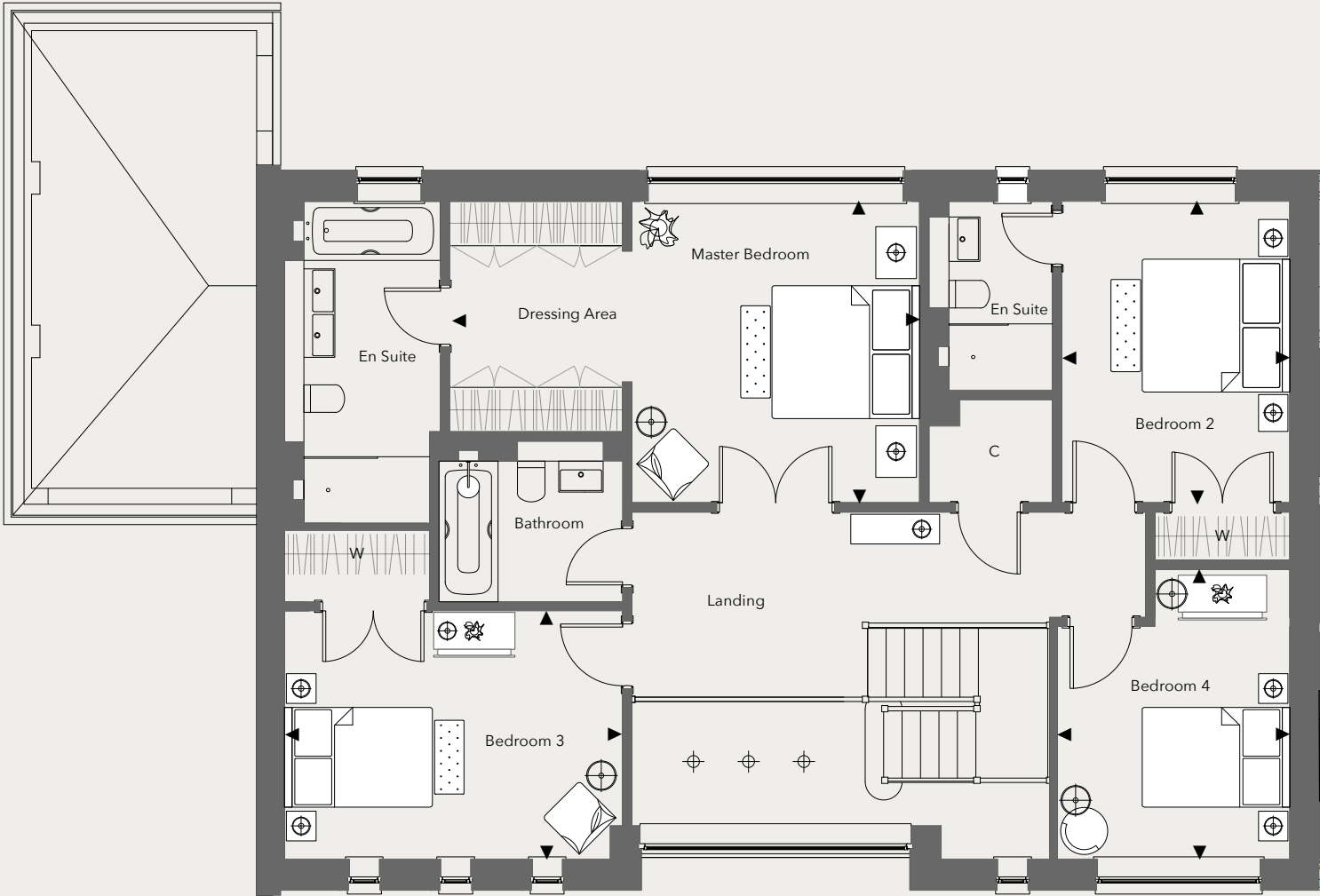
GROUND FLOOR

Kitchen/Dining/Living	13.61 x 5.57m	44'8" x 18'3"
Study	3.15 x 3.06m	10'4" x 10'0"
Garage	6.20 x 3.05m	20'4" x 10'0"

*Including garage

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NUMBER SIX



FIRST FLOOR

Master Bedroom/Dressing	6.36 x 4.08m	20'10" x 13'5"
Bedroom 2	4.86 x 3.09m	15'11" x 10'2"
Bedroom 3	4.57 x 4.45m	15'0" x 14'7"
Bedroom 4	3.15 x 3.15m	10'4" x 10'4"

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Number Seven.
Computer Generated Image,
indicative only.

THE NEW GRANARY

NUMBER SEVEN

353 SQ.M. · 3,800 SQ.FT.*

WELCOME TO OUR STYLISH TAKE ON
BARN-STYLE LIVING, A STUNNING HOME WITH
TRADITIONAL AGRICULTURAL DETAILING AND
AN IMPRESSIVE INTERNAL LAYOUT.

The ground floor includes a very generous kitchen, dining and family room with smart bi-folding doors to the garden, a great study with a picture window, a spacious drawing room with French doors to the garden and a wood-burning stove.

On the first floor are four excellent double bedrooms. The master suite has a large statement window, plus access to an elevated terrace, and a furnished dressing room leading to the en suite bathroom. Double bedroom two is similar, with a dressing room and en suite, while bedrooms three and four have Jack-and-Jill access to a stylish shower room.

This property has an integral double garage
(with access to the ground floor laundry room), plus driveway parking
and an attractively landscaped garden.

*Including garage

NUMBER SEVEN

353 SQ.M. · 3,800 SQ.FT.*



GROUND FLOOR

Kitchen/Dining/Family	9.22 x 5.89m	30'3" x 19'4"	Study	4.54 x 2.86m	14'11" x 9'5"
Drawing Room	5.98 x 5.05m	19'8" x 16'7"	Garage	6.32 x 6.00m	20'9" x 19'8"

*Including garage

All information, furniture layouts and measurements are for guidance purposes only.
Floor plans may be subject to change and are not to scale.

NUMBER SEVEN



FIRST FLOOR

Master Bedroom	8.11 x 5.91m	26'7" x 19'5"	Bedroom 3	5.98 x 3.49m	19'8" x 11'5"
Bedroom 2	8.57 x 5.99m	28'1" x 19'8"	Bedroom 4	4.56 x 3.06m	14'11" x 10'0"

All information, furniture layouts and measurements are for guidance purposes only.
Floor plans may be subject to change and are not to scale.



Number Eight, Computer Generated Image, indicative only.

THE BARN S AT CHURCH FARM

NUMBER EIGHT

96 SQ.M. · 1,033 SQ.FT.

WE HAVE TRANSFORMED AN
ORIGINAL BARN INTO AN INCREDIBLE
SINGLE-STOREY DWELLING.

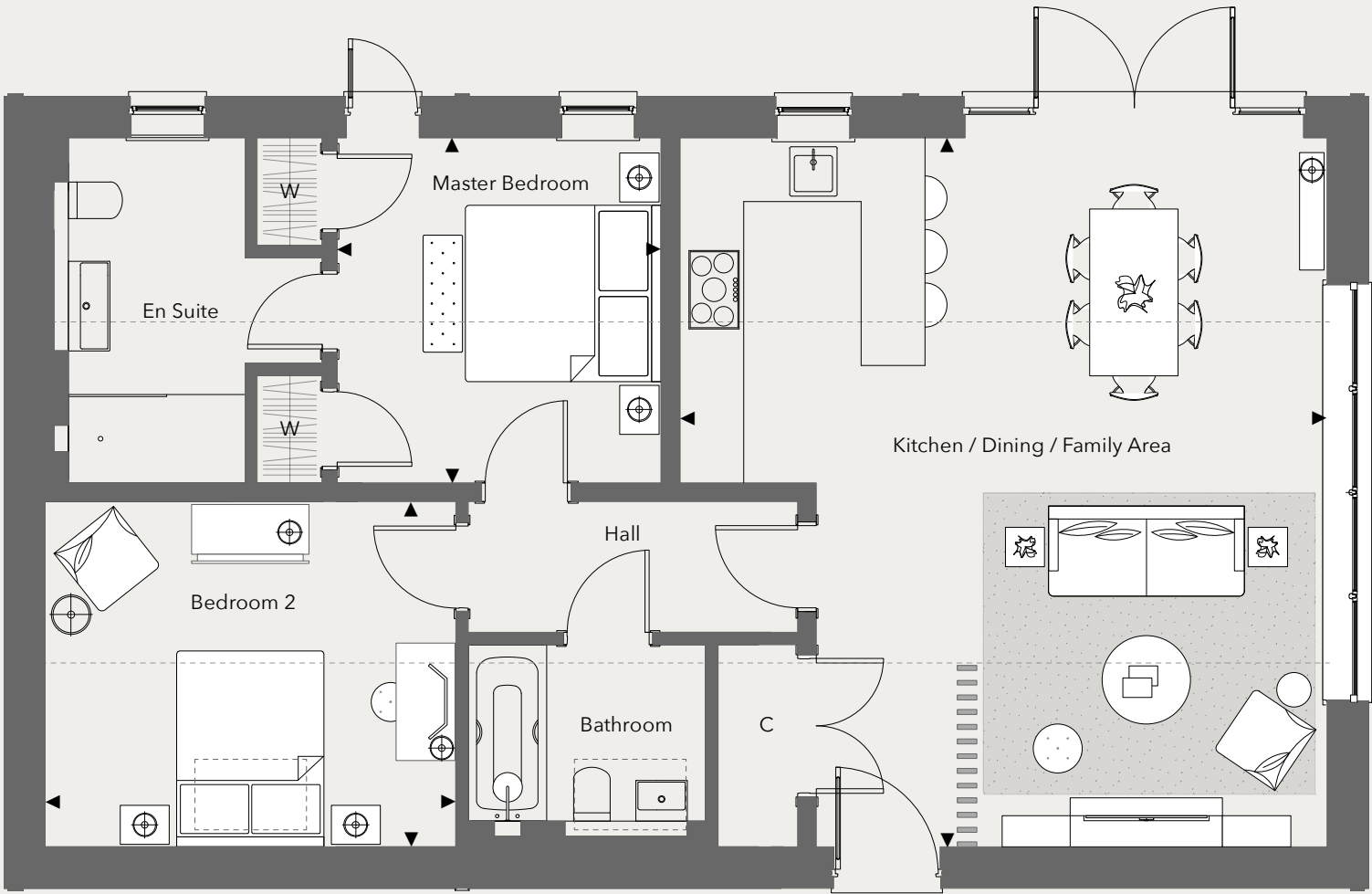
N U M B E R E I G H T

This home offers a contemporary, open-plan living, dining and seating area with French doors to the courtyard garden and lovely countryside views. This space is complemented by two double bedrooms; the master with a good-sized en suite shower room and built-in wardrobes. There is also a separate bathroom.

This property is surrounded by pretty landscaping and has parking for two vehicles.

NUMBER EIGHT

96 SQ.M. · 1,033 SQ.FT.



GROUND FLOOR

Kitchen/Living	7.23 x 6.60m	23'9" x 21'8"
Master Bedroom	4.12 x 3.52m	13'6" x 11'7"
Bedroom 2	4.19 x 3.52m	13'9" x 11'7"

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Number Nine, Computer Generated Image, indicative only.

THE BARN S AT CHURCH FARM

NUMBER NINE

98 SQ.M. · 1,055 SQ.FT.

WE'VE INCORPORATED ALL THE ESSENTIALS
INTO THIS CHARMING BARN CONVERSION.

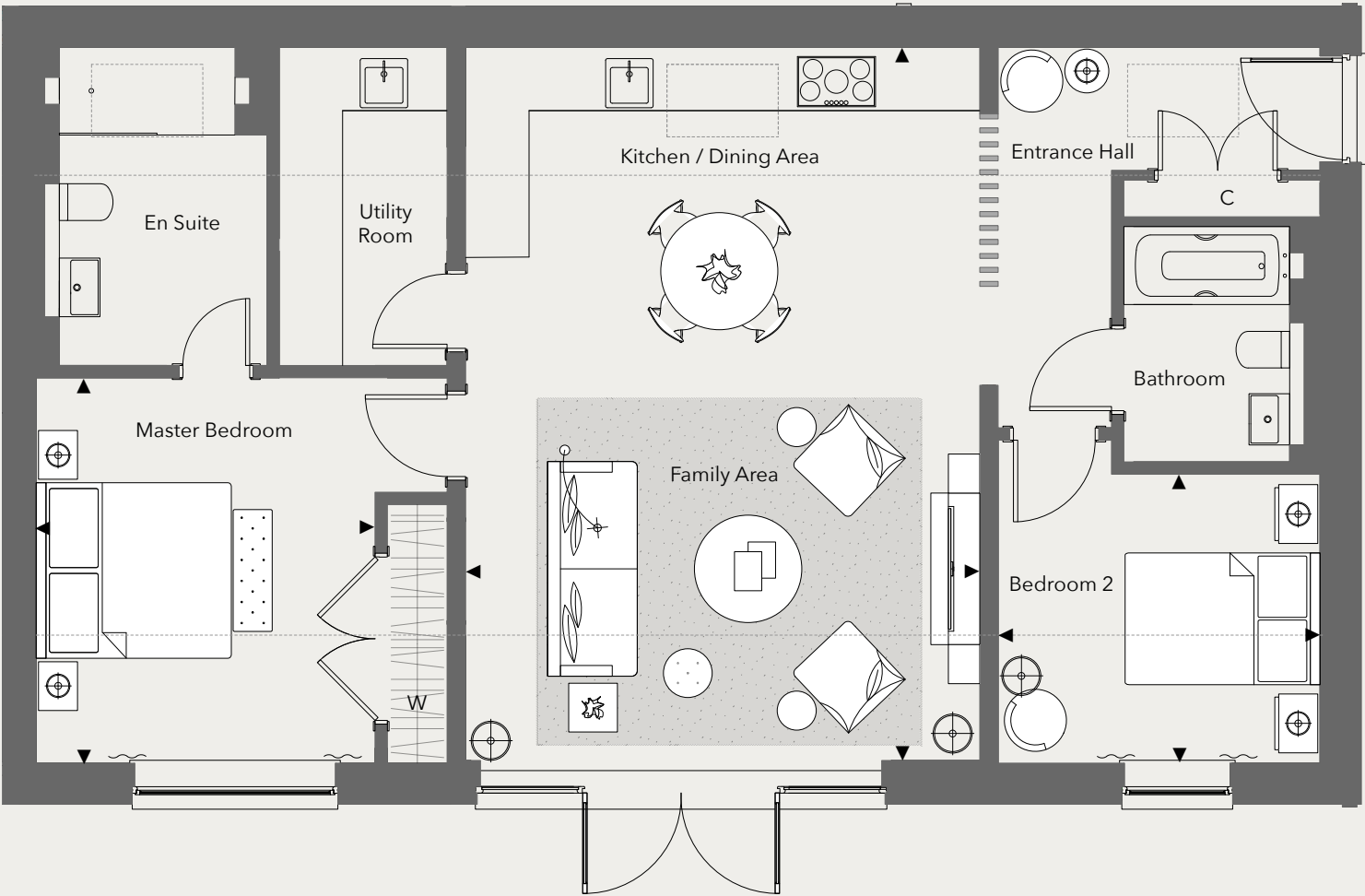
NUMBER NINE

Two good-sized double bedrooms are located on either side of the main living area, which includes a smart kitchen, dining space, and plenty of room for casual seating in front of French doors to the attractive garden. The master bedroom benefits from a good-sized en suite shower room plus a built-in wardrobe. A separate bathroom and a utility room also lead from the kitchen space.

An attractive garden is to the front of the property, plus parking for two cars.

NUMBER NINE

98 SQ.M. · 1,055 SQ.FT.



GROUND FLOOR

Kitchen/Living	7.58 x 5.27m	24'10" x 17'3"
Master Bedroom	4.21 x 3.95m	13'10" x 13'0"
Bedroom 2	3.31 x 3.30m	10'10" x 10'10"

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Number Ten, Computer Generated Image, indicative only.

THE BARN S AT CHURCH FARM

NUMBER TEN

65 SQ.M. · 700 SQ.FT.

THIS MODERN ONE-BEDROOM HOME
IS A REAL GEM!

N U M B E R T E N

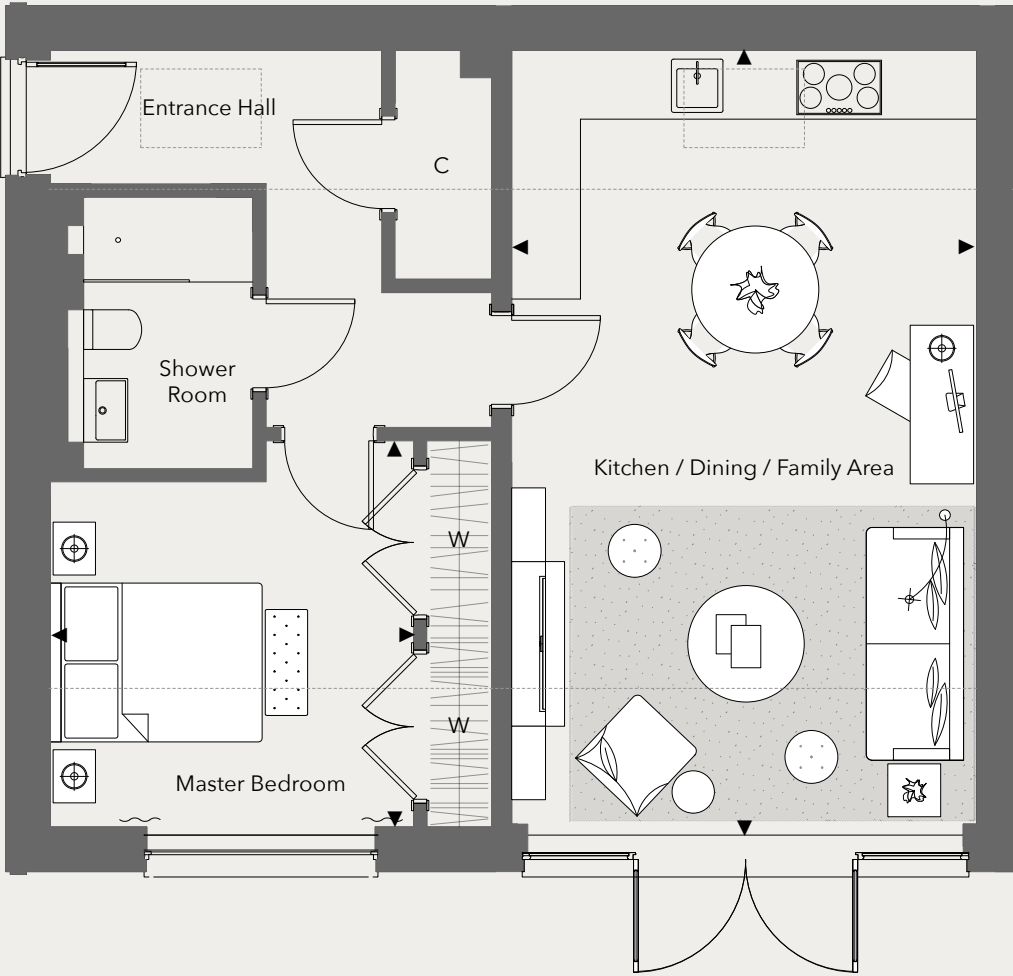
The central space of this home, with kitchen, dining and seating areas, has French doors to the garden, plus a good-sized double bedroom.

A separate shower room completes the internal space.

This stylish home has an attractively landscaped garden, parking for two cars – and some impressive views.

NUMBER TEN

65 SQ.M. · 700 SQ.FT.



GROUND FLOOR

Kitchen/Living	7.58 x 4.40m	24'10" x 14'5"
Master Bedroom	4.17 x 3.66m	13'8" x 12'0"

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INTERNAL SPECIFICATION

KITCHENS

Contemporary furniture with a painted finish, complementary ironmongery and composite stone worktops, with Oak veneered draw carcasses and draw boxes.

Number **Four** has traditional in-frame Shaker-style furniture in a painted finish, composite worktops and Oak veneered draw carcasses and draw boxes.

Ask Sales Advisor for plot specific drawings.

APPLIANCES

Single built-in oven, combination microwave oven, wine fridge (under counter in Numbers **Four** to **Seven** only),

dishwasher. Separate fridge and freezer in Numbers **Four** to **Seven**, fridge/freezer in all other plots. Patinated Brass Quooker tap installed in Numbers **Five**, **Six** and **Seven**, pre-wire only in all other plots. Water conditioner installed (within utility in Numbers **Five**, **Seven**, **Eight** and **Ten**). Pre-wire provided in all plots for waste disposal and (purchaser to provide).

UTILITY

Furniture to match kitchen design, with space for separate washing machine and tumble drier, except Numbers **Five**, **Seven** and **Ten** where utility provision is within the main kitchen area, and where an integrated washer/dryer is pre-installed.

BATHROOMS, EN SUITES AND WCS

White sanitaryware throughout with bespoke vanity units in master bedroom en suites and cloakrooms in Numbers **One** to **Four**. Complementary units in other plots as indicated on floor plans. The master en suite also has an LED night light on the vanity and demister pad to mirror. Feature niches with stone cills to all cloakrooms and en suites.

Ironmongery: a mix of contemporary finishes to match tiling and decoration.



Indicative only

FEATURES & FINISHINGS

Flooring and Tiling: all floor coverings provided including carpets to bedrooms, carpet runners to stairs, tiling to all en suites and bathrooms, and complementary stone or tile niches.



Indicative only

Doors and Joinery: timber cottage style internal doors with a painted finish (Number **Four** has flat panelled doors with decorative beading and a painted finish), all complemented by Alfred Homes' signature, oversized skirting and bespoke architraves. Tongue-and-groove panelling to cloakrooms in Numbers **One, Two, Three, Five, Six** and **Seven**

Dressing Rooms: bespoke joinery with full-height cupboards to ceiling and lights on door contact. Built-in wardrobes have doors to match internal doors.

Heating: all plots have a Samsung Air Source Heat Pump to provide hot water and underfloor heating to the ground and first floors.

Electric towel rails to all en suites and shower rooms on a separate circuit.

Lighting and Electrical Installation: energy-efficient LED downlighters to all rooms with dimmers in principal bedrooms and prewire for pendant lighting above kitchen islands. A comprehensive network of data points is provided throughout each property, with media points in principal rooms.

Mains-fed heat and smoke detectors are installed in accordance with building regulations.

EXTERNAL SPECIFICATION

BUILDING MATERIALS

Facing Brick & Roof Tiles:

Numbers **One** to **Four** in Hampshire Stock Cobham Blend laid stretcher bond with knapped flint panels, complemented by natural slate roof tiles on Numbers **One** to **Three**, with a clay roof tile on Number **Four**.

Windows are a mix of brick arches, with Portland Stone heads, cills, and window surrounds.

Numbers **Five** to **Seven** have Thermowood Charcoal Cladding with Hampshire Stock Cobham Blend splash course and Imperial Colport clay roof tiles.

Numbers **Eight** to **Ten**: Greencoat PLX Black Standing Seam cladding with dark engineering brick (splash course with dark mortar) to match cladding. The roof is of the same material.

Rainwater Goods: numbers **One** to **Seven** have UPVC matt black deep flow ogee gutters with matching circular downpipes

Numbers **Eight** to **Ten** have slim-profile black aluminium gutters and downpipes.

Doors & Windows: numbers **One** to **Three** have black, aluminium Crittall-style casement windows.

Numbers **Five** to **Seven** have black aluminium casement windows.

Number **Four** has timber windows in a painted finish (Little Greene Book Room Green). Front door with a painted finish (Moss Grey). The apex window and associated door are aluminium with a matt black finish.

Numbers **Eight** to **Ten** have thin profile, black aluminium casement windows.

Balconies: number **Two** has a glass balcony with steel fixings. Number **Seven** has powder-coated metal railings.

Paths and Terraces: indian slate grey sandstone slabs laid brick bond with matching pointing and complementary Cotswold Stone gravel.

Garages: doors in a painted finish to match entrance doors, with provision for automation if required by the purchaser.

Pre-wire provided for a 7.2kw electric vehicle charger to all plots.

Boundaries: a mix of close board fencing, instant hedging and Gabion retaining walls.

Landscaping: attractive planting to the front of Numbers **One** to **Seven** with landscaped rear gardens, mostly laid to lawn areas of planting including specimen trees and shrubs.

ENVIRONMENTAL CREDENTIALS

The sustainable qualities of your newly built property are as important to us as they are to you, as a sustainable home cannot only mean cheaper energy bills but also a reduction in greenhouse gas emissions achieved by using eco-friendly materials and energy-efficient processes.

That's why we have a dynamic environmental policy and a commitment to continually review our construction practices and procedures and those of our suppliers and subcontractors.

Currently, our sustainable practices at this development include:

- All homes are fitted with a Samsung Air Source Heat pump to efficiently and cleanly use electricity and the ambient energy of outside air to generate domestic hot water and heat via underfloor heating.
- Provision for an electric car charging points.
- Each home has a high level of insulation, exceeding building regulation standards by 19%*.
- The use of high-performance double-glazing in each home aids insulation, with timber windows from sustainable sources.
- Dual flush systems are fitted to lavatories, and aerators are fitted to taps and showers, reducing water consumption together.
- All lighting is either 100% energy-efficient LED or low voltage fittings.

* 19% betterment of Part L regs 2013

WARRANTIES AND GUARANTEES

Our homes are built to the highest of industry standards and as an Alfred Homes customer, you will benefit from our own two year warranty, in addition to the reassurance of a ten year warranty from a recognised industry provider.

- Our homes at The Barns at Church Farm benefit from a warranty provided by ICW



- When you buy one of our new homes, you can do so with the knowledge that our customer care team is also fully at your disposal to help solve any teething problems associated with your property
- Further details about our warranty and customer care service can be viewed on our website: www.alfredhomes.co.uk



Indicative only

ALFRED HOMES



ALFRED HOMES

ABOUT ALFRED HOMES

ALFRED HOMES IS A HOUSE-BUILDING COMPANY
ESTABLISHED TO CREATE EXCEPTIONAL
AND INSPIRING HOMES.

We always strive to build homes that demonstrate our commitment to delivering exceptional quality, style, craftsmanship and integrity.

Our developments are situated in the most sought-after locations and our homes are designed by award-winning architects.

We also endeavour to support local specialists and suppliers by showcasing their unique skills throughout our schemes.

We take our environmental responsibilities very seriously and work tirelessly to ensure we comply with legislation and equip our properties with sustainable and energy-efficient technology wherever possible.

Finally, we have a fine-tuned awareness of legacy; we are proud to build homes for today and future generations to appreciate and enjoy.

THE BARNS AT CHURCH FARM



Silkstead Park



Dean Down Drove



Langham Place



Old Gardens

We have been responsible for creating some landmark properties in recent years.

To find out more and view our virtual tours please visit our website

www.alfredhomes.co.uk

ALFRED HOMES



ALFRED HOMES

NUMBERS ONE TO TEN
THE BARN S
AT CHURCH FARM

WOODMAN LANE
SPARSHOLT
WINCHESTER
SO21 2FR

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