



Harvesters

Eldon Road, Kings Somborne, Stockbridge, SO20 6QN

Moundsmere
Estate Management

Harvesters

Eldon Road, Kings Somborne, Stockbridge, SO20 6QN

Guide Price

£700,000

DISTANCES

- Romsey 5.1miles
- Stockbridge 5.3miles
- Winchester 11.9miles
- Winchester to London Waterloo (direct train) 1hr
- (mileages and times approximate)

MAIN HOUSE (SUMMARY OF ACCOMMODATION WHEN BUILT)

- Large open plan kitchen, dining and sitting room
- Separate utility
- Entrance hall
- Cloakroom
- Main bedroom with en suite bathroom and dressing room
- Three further en suite bedrooms

Harvesters is a rare and exciting opportunity to purchase an agricultural barn with an internal footprint of 4,500 square feet with Class Q permitted development rights to convert into a large, open plan, four-bedroom residential dwelling within a plot of 1.15 acres. There is also the option to purchase up to 4.75 acres of surrounding grassland by separate negotiation.

SITUATION

The property occupies a delightful rural position with excellent views across rolling Hampshire countryside, the little village of Kings Somborne is only two miles away, which has a pub and a village shop and the highly sought after town of Stockbridge is located within five miles. Stockbridge is a picturesque and popular small town with a variety of local shops, pubs, restaurants, galleries and boutiques, a doctor's surgery and both primary and secondary schools. Communication links are excellent with the railway station at Winchester providing fast links to London Waterloo and the M3, A303 and A34 are all within easy reach.

GENERAL REMARKS AND STIPULATIONS

Method of sale

The property is offered for sale by private treaty.

Rights of way

There are no rights of way crossing the property.

Services

The property benefits from its own access and an existing electric and water supply.

Tenure

Freehold with vacant possession.

Planning

Consent for Class Q has been permitted under 23/03122/PDQS for conversion of the existing barn to a four-bedroom dwelling of 4,499sq. ft (418 sq. m).

<https://www.testvalley.gov.uk/planning-and-building/viewplanningapplicationsonline>

Building safety

A structural survey can be seen on the planning application.

Local Authority

Test Valley Borough Council.

Risks

The current barn is a former agricultural barn.

Postcode

SO20 6QN.

Directions

Freehold with vacant possession.

what3words

///museum.restored.zoos

Viewings

Strictly by appointment with Moundsmere Estate Management Ltd only.

CONTACT

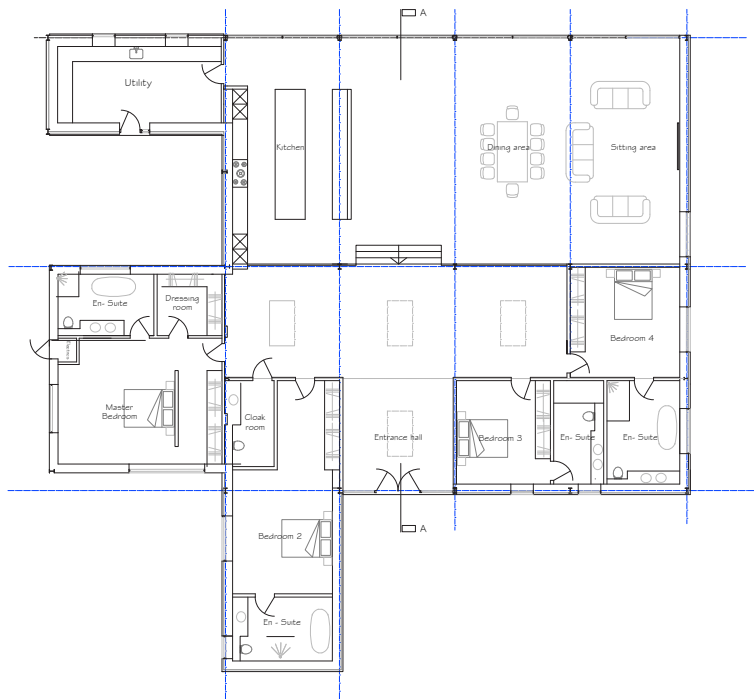
Lucy Chuter or Jack White

Tel: 01256 389253 e-mail: lucy@moundsmere.co.uk

IMPORTANT NOTICE

Moundsmere Estate Management Ltd, for themselves and the Vendors or Lessors of this property whose agents they are give notice that:

- 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 of representations of facts
- Purchasers must rely on their own enquiries by inspections or otherwise on all matters including planning or other consents
- The information in these particulars is given without responsibility on the part of Moundsmere Estate Management Ltd or their clients. Neither Moundsmere Estate Management Ltd nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.
- Any areas, measurements or distances referred to are given as a guide only and are not precise. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale nor with regard to parts of the property which have not been photographed.
- 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 Moundsmere Estate Management Ltd tested them.
- Any areas, measurements or distances referred to are given as a guide only and are not precise. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale nor with regard to parts of the property which have not been photographed.
- 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 Moundsmere Estate Management Ltd tested them.



Ground floor plan





Contact

Lucy Chuter MRICS FARLA MAAT
Moundsmere Estate Management Ltd
The Estate Office, Moundsmere, Basingstoke, Hampshire,
RG25 2HE

Moundsmere
Estate Management