

Bottom Pond Farm, Morestead, Winchester

At home in Hampshire

Hellards

The Barn, Bottom Pond Road

MORESTEAD, WINCHESTER, HAMPSHIRE SO21 1JE

Guide Price: £1,600,000

- Stunning Barn Conversion
- Over 3700 Sq Ft of Versatile Living Space
- 4 Double Bedrooms & 4 Bath/Shower Rooms
- Dramatic Open-Plan Kitchen/Living Space
- Generous Parking, Garaging for 4 Cars, Workshops
- Large Lawned Garden & Private Walled Garden

An outstanding barn conversion offering a substantial amount of versatile space, ideally situated against a beautiful, rural backdrop deep within the South Downs National Park. Immaculately presented throughout, this property was converted to a very high standard in 2012, offering contemporary living within a charming, period setting. The Barn is perfectly suited for entertaining, and large family gatherings, benefiting from excellent garaging, ample parking, and attractive gardens.

The generous accommodation includes three spacious reception rooms, as well as four well-proportioned bedrooms and four bathrooms, with underfloor heating ensuring comfort and convenience for residents and guests. Outside, the delightful walled garden has a modern twist, offering a large amount of entertaining and socialising space, centred around a rectangular fishpond. Doors from the house open to the large, lawned garden, with views over neighbouring fields.

The front door opens directly into the impressive kitchen/living space, which features porcelain-tiled flooring and an amazing vaulted ceiling with exposed beams. The modern feel is complemented by the contemporary style kitchen, with a few steps leading down to the spacious dining room. On this lower level there is also a cloakroom, as well as a study. From the main kitchen/living space, some steps lead up to the generously proportioned sitting room, which is a on mezzanine level above the dining room, with a glass balustrade overlooking the kitchen.













A long corridor from the kitchen leads through to the bedroom wing, where there are four double bedrooms, each having their own ensuite bath or shower room, as well as a separate sitting/family room, with bifold doors to the garden. A garage and workshop is located on the right hand side of the property, with an additional four bay garage and parking area accessed via a gated driveway to the rear.

Located in Morestead, Winchester, this property offers the benefit of country living while remaining accessible to the amenities to be found in Winchester, which is a 10 minute drive away. The South Downs National Park provides a stunning backdrop and numerous opportunities for outdoor pursuits. Within a 20 minute radius there is the 'outstanding' Peter Symonds College, and private schools including Churcher's College, Bedales, St Swithun's, Twyford, and Prince's Mead.

SERVICES
We understand that mains electricity and water are connected. Private septic tank drainage. Oil-fired central heating.

LOCAL AUTHORITY INFORMATION
Winchester City Council
Council Tax Band: G

AGENT'S NOTE
The property is being offered for sale at the same time as the adjoining property, The Granary and, if a buyer wishes, the two properties could be purchased together as one lot.

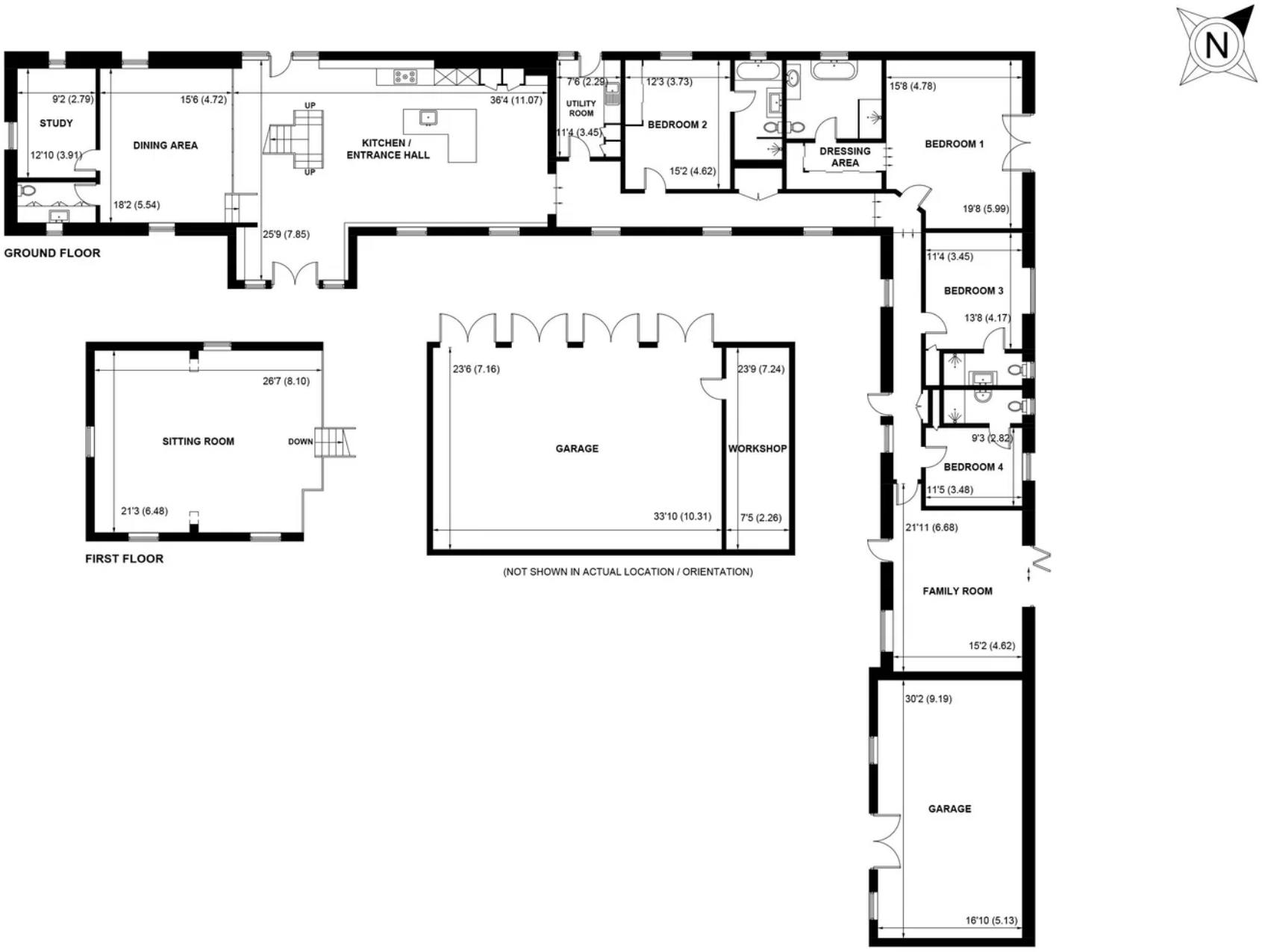
DIRECTIONS
From Junction 10 of the M3: take the road signposted to Morestead and Corhampton and follow for 3.5 miles. The Barn will be found on the left hand side.
What3words: ///pitching.aboard.billiard







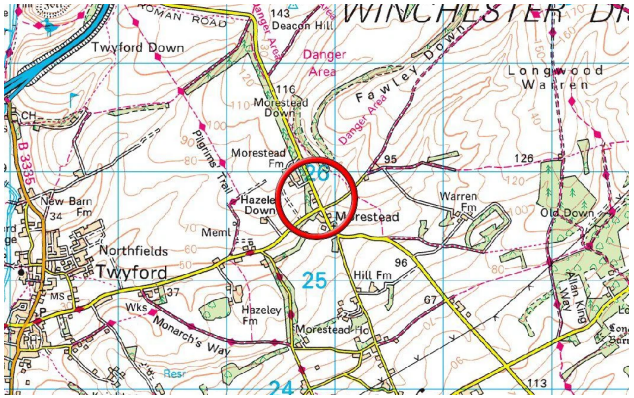




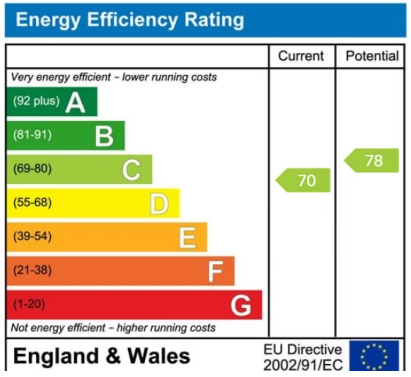
APPROXIMATE GROSS INTERNAL AREA = 3712 SQ FT / 344.9 SQ M
GARAGES / WORKSHOP = 1497 SQ FT / 139.1 SQ M
TOTAL = 5209 SQ FT / 484.0 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2026 ©
Produced for Hellards









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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepred as a general guide only. A detailed survey has NOT been carried out, nor the services, appliances and fittigs tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.