



## THE COW SHED HURSTBOURNE PRIORS WHITCHURCH RG28 7RU

- 3 Bedrooms • 2 Bathrooms • Barn conversion • Rural location • Versatile accommodation • Off street parking • EPC Rating D • Council Tax Band F

### DESCRIPTION

The Cow Shed is a charming contemporary home and a beautiful example of a barn conversion. The versatile open plan living space with vaulted ceilings provides excellent family accommodation which includes a log burner and underfloor heating throughout the ground floor. The well designed Bulthaup kitchen and quartz zodiac worktops incorporates a stainless steel sink with boma taps plus Miele appliances. There are 2 ground floor bedrooms, a family bathroom and a useful utility room. A staircase leads up to a mezzine floor accomodating a study area, main bedroom with ensuite shower room and dressing area.

### LOCATION

The Cowshed is situated midway between the picturesque villages of Hurstbourne Priors and St Mary Bourne, in an Area of Outstanding Natural Beauty. Both villages have an abundance of period properties. Local amenities include 2 public houses in St Mary Bourne and Longparish, equestrian centre, the historic churches and village cricket green/recreation grounds. There is a post office/shop in St. Mary Bourne, whilst Whitchurch, about 2 miles distant, offers a good range of local amenities and a direct rail service to London (65 minutes).

More comprehensive facilities can be found in the towns of Newbury, Andover, Basingstoke and Winchester. The catchment is the outstanding village primary school Longparish with excellent schools St Mary Bourne Primary and Whitchurch nearby. The secondary school within easy reach is Testbourne Community School, Whitchurch which is OFSTED outstanding. The area is renowned for its sports especially fishing on the River Test and the River Bourne.

## A FABULOUS 3 BEDROOM BARN CONVERSION IN RURAL SETTING ON THE OUTSKIRTS OF ST. MARY BOURNE



## OUTSIDE

New Barn Farm is a range of traditional buildings in a courtyard setting redeveloped into residential accommodation in 2009. The Cow Shed has a fabulous sunny garden which wraps around the property and gravel driveway with ample parking accessed through timber gates. The spacious lawn is bordered with shrubs and hedge surrounds.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

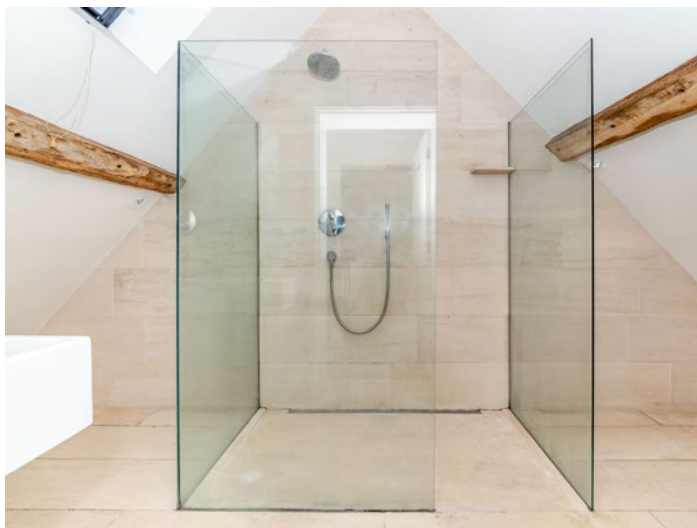
**Annual Service Charge:** £950 (paid annually)

**Services:** Mains electricity, water and communal private drainage. New Air Source Heat Pump installed end of 2024.

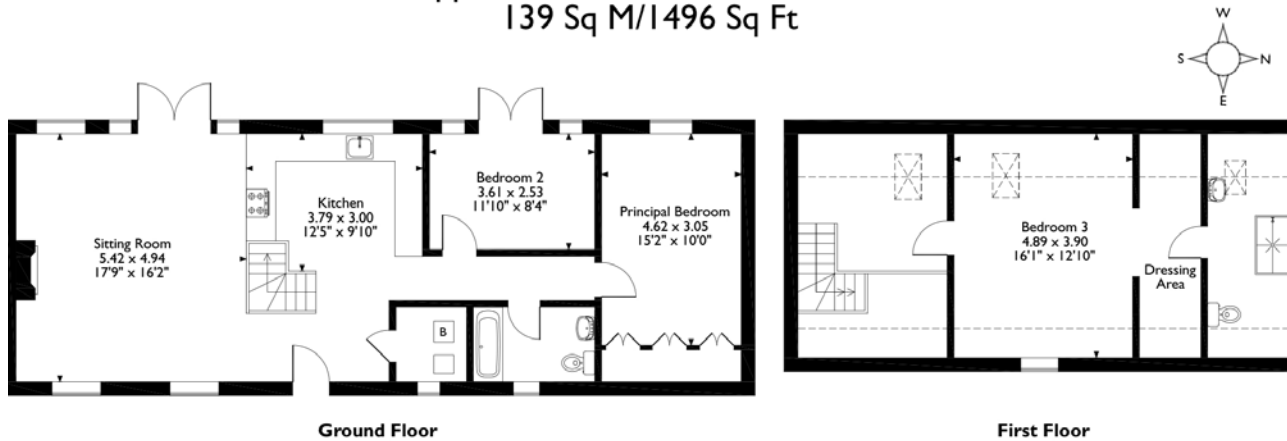
**Broadband:** FTTC / For internet and mobile services check Ofcom's website.

**Local Authority:** Basingstoke and Deane Borough Council. EPC Rating D and Council Tax Band F

**Viewings:** Strictly by appointment through the selling agent Carter Jonas - 01962 842742



New Barn Farm, The Cowshed, Hurstbourne Priors, Whitchurch, Hampshire  
Approximate Gross Internal Area  
139 Sq M/1496 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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