



Barley Fields, High Street, Shirrell Heath, Southampton, Hampshire, SO32 2JX









## Barley Fields, High Street, Shirrell Heath, Southampton, Hampshire, SO32 2JX

*A beautifully presented and generously proportioned five-bedroom detached home set on lovely 0.4-acre plot in the semi-rural village of Shirrell Heath.*



- Spacious five-bedroom detached home • Approx. 0.4-acre plot
- Over 2200 sq. ft of living space • Sleek contemporary kitchen/family room
  - Detached barn style double garage • Three bathrooms
  - Three separate reception rooms
    - Conservatory
  - Beautiful gardens

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## ACCOMMODATION

A beautifully presented and generously proportioned five-bedroom detached home set on a lovely 0.4-acre plot in the semi-rural village of Shirrell Heath. With over 2200 sq. ft of living space, this wonderful property features a sleek and stylish contemporary kitchen/family room with a separate walk-in larder/pantry and a useful utility/boot room. There are three further reception rooms - a sitting room, a study, and a further room ideal as a playroom or space for a creative hobby. Additionally, a large conservatory is near the rear, and a cloakroom completes the ground floor. Upstairs are the five bedrooms, four of which are good size doubles, and two of them benefit from en suite facilities. A family bathroom serves the remaining bedrooms. The property continues to impress outside - a five-bar gate at the front gives access to a block-paved driveway leading to the detached barn-style double garage with electric shutter doors. The large, well-kept rear garden has separate areas to enjoy - the formal garden is mainly lawn with a variety of mature shrubs, with a pretty enclosed patio area, accessed via the kitchen's bi-fold doors. At the rear, a pillared gate leads through to two further garden areas ideal for fruit and vegetable planting, with ample room for a children's play area, and whilst including an existing summerhouse offers a great space for a garden cabin or external home workshop/office.





## SITUATION

Situated within the desirable and requested semi-rural area of Shirrell Heath with many walks and bridleways to be found nearby. Village shops can be found in Waltham Chase and the popular and pretty market towns of Bishop's Waltham, a medieval town which boasts a fine Norman church and a host of boutiques with award-winning restaurants housed in 17th and 18<sup>th</sup>-century buildings and Wickham, which offers a broad range of shops and amenities. The neighbouring village of Botley is also close by, with a mainline railway station, with the cathedral city of Winchester, steeped in history and has many impressive and thriving features. Winchester boasts some of the best schools in the county and is home to Winchester University and Winchester College - the oldest public school in the United Kingdom. Other notable independent schools are St. Swithun's, Godolphin and The Pilgrims School. All this is within easy reach of London, a choice of international airports, the beaches of the south coast, the natural beauty of the New Forest, and the rolling countryside of the South Downs National Park.




Southampton Airport is just under half an hour away. All main motorway access routes are also within easy reach.



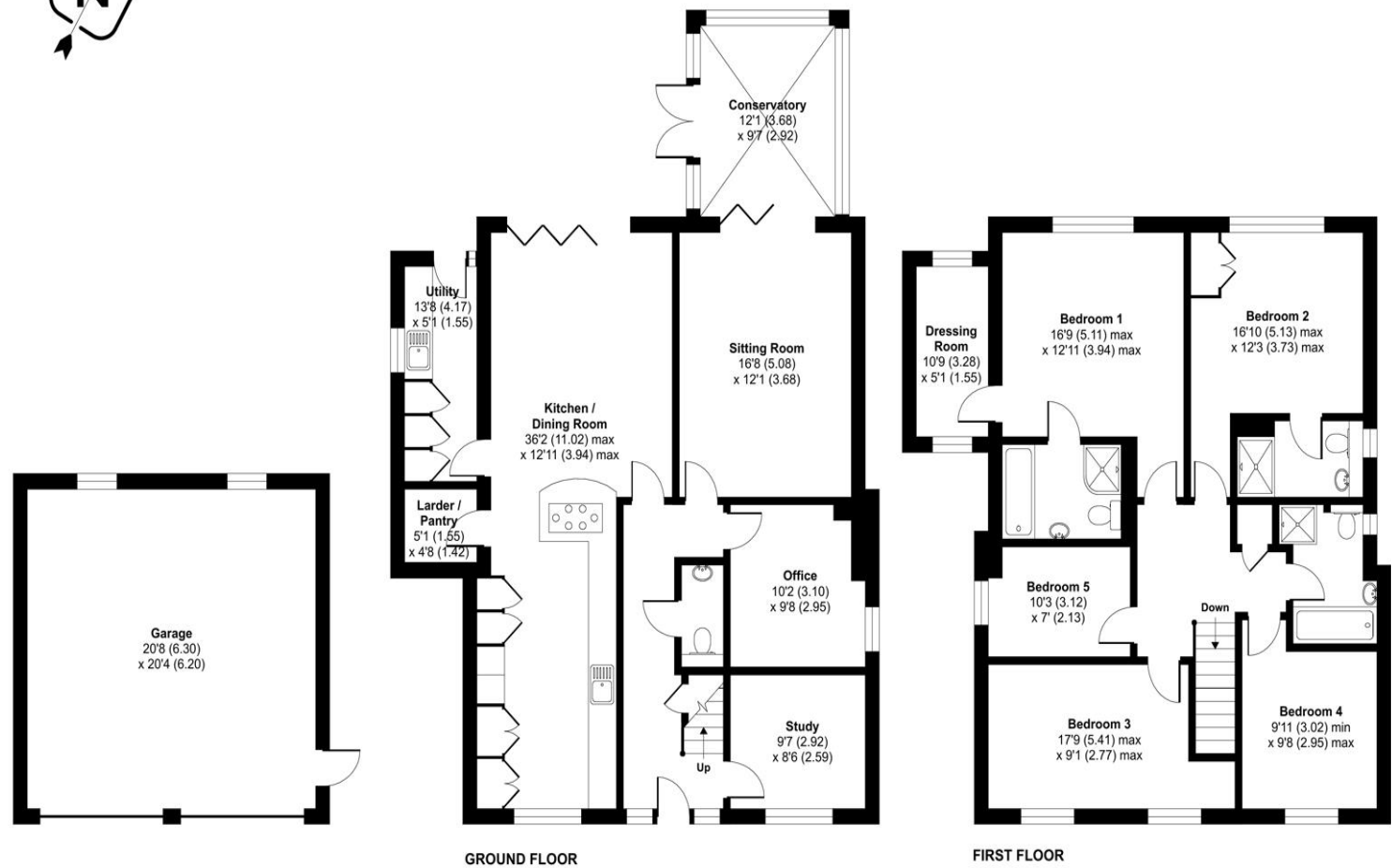




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Approximate Area = 2263 sq ft / 210.2 sq m  
 Garage = 420 sq ft / 39 sq m  
 Total = 2683 sq ft / 249.2 sq m  
 For identification only - Not to scale



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Charters Estate Agents Limited. REF: 1037908







**LOCAL AUTHORITY**  
Winchester City Council

**COUNCIL TAX BAND**  
F

**ASKING PRICE**  
£950,000

**TENURE**  
Freehold