



Orr's Meadow, Alresford Road, Ovington, Alresford, Hampshire, SO24 0HU





The Long Barn, Orr's Meadow, Alresford Road, Ovington, Alresford, Hampshire, SO24 0HU

An exquisite barn conversion, nestled within an exclusive development, gracefully set against the backdrop of open countryside just off the A31, on the outskirts of Ovington and Avington.



- Impressive character property • Vaulted ceilings
- Stunning period features • Sweeping rural views • Versatile living accommodation • Five bedrooms • Open plan kitchen dining room
- Utility room • Ample off-road parking
- No onward chain

t: 01962 734633

www.chartersestateagents.co.uk



ACCOMMODATION

An exquisite barn conversion, nestled within an exclusive development, gracefully set against the backdrop of open countryside just off the A31, on the outskirts of Ovington and Avington. Upon arrival, you are welcomed through the magnificent former cart entrance, leading into a grand vaulted reception and dining hall—a true testament to the property's charm. The allure of this residence lies in its impressive oak timber frame barn architecture, boasting a rich character accentuated by exposed beams, vaulted ceilings, and exquisite oak joinery, creating a spacious and inviting accommodation. Offering both versatility and generous proportions, this property comprises an open-plan kitchen and dining area with picturesque views of the rear garden, complemented by a utility room for added convenience. Ascend to the first floor to discover a generous sitting room, opening onto a balcony that showcases sweeping rural vistas, in addition to a stunning library or office space, overlooking the vaulted ceilings above the entrance hall. The property further comprises five well-appointed bedrooms, two of which feature en-suite facilities, along with two additional family bathrooms—one on each floor—alongside a downstairs cloakroom, ensuring ample space for the entire household. Outside, a generous rear garden wraps around the property, predominantly laid to lawn and adorned with mature planting beds, with views extending over the adjoining countryside. Completing this idyllic picture, the frontage provides ample off-road parking and convenient side access to the garden, ensuring both practicality and aesthetic appeal. Disclaimer: Private drainage, (awaiting Environmental Agency Compliance Certificate) oil fired heating and Water is supplied from a borehole.



SITUATION

Ovington is a quiet hamlet renowned for its public house 'The Bush'. Situated on the banks of the River Itchen, it is equidistant from both the City of Winchester and Alresford town. There is a local golf course and the Landmark Grade I stately home of Avington Park resides nearby. Neighbouring villages of Easton and Itchen Abbas offer amenities of a primary school and choice of pubs together with a village shop at 'The Chestnut Horse' in Easton.

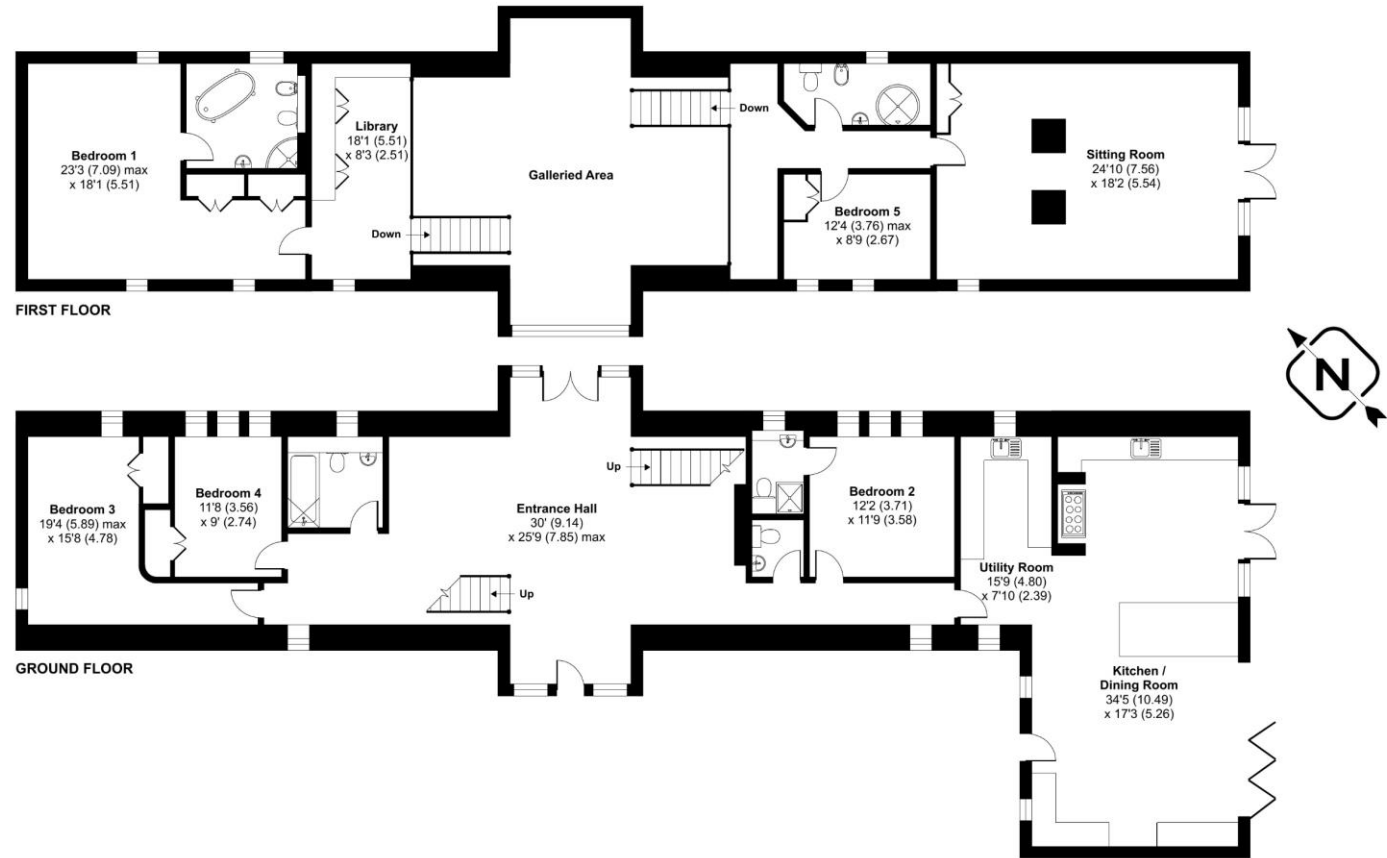
The nearby market town of Alresford which is a beautiful Georgian Town offers a place to shop not only for food and wine and other necessities from traditional butchers, fishmonger, greengrocer and wine merchant, along with two convenience stores, but also for antiques and fine art, designer furnishings and clothes, gifts and crafts. The centre also sees a thriving cafe culture supported by a host of eateries, pubs, hotels and restaurants.





| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 63 | 67 |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |

Approximate Area = 3396 sq ft / 315.4 sq m (excludes galleried area)
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2023. Produced for Charters Estate Agents Limited. REF: 938579





LOCAL AUTHORITY

Winchester City Council
Council Tax Band G

GUIDE PRICE

Asking Price £1,700,000

TENURE

Freehold

Annual Estate Management Charges Apply

Disclaimer Property Details: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms' employment has the authority to make or give any representation or warranty in respect of the property.

The Old Post Office, 17 West Street, Alresford, Hampshire, SO24 9AB
alresford@chartersestateagents.co.uk