



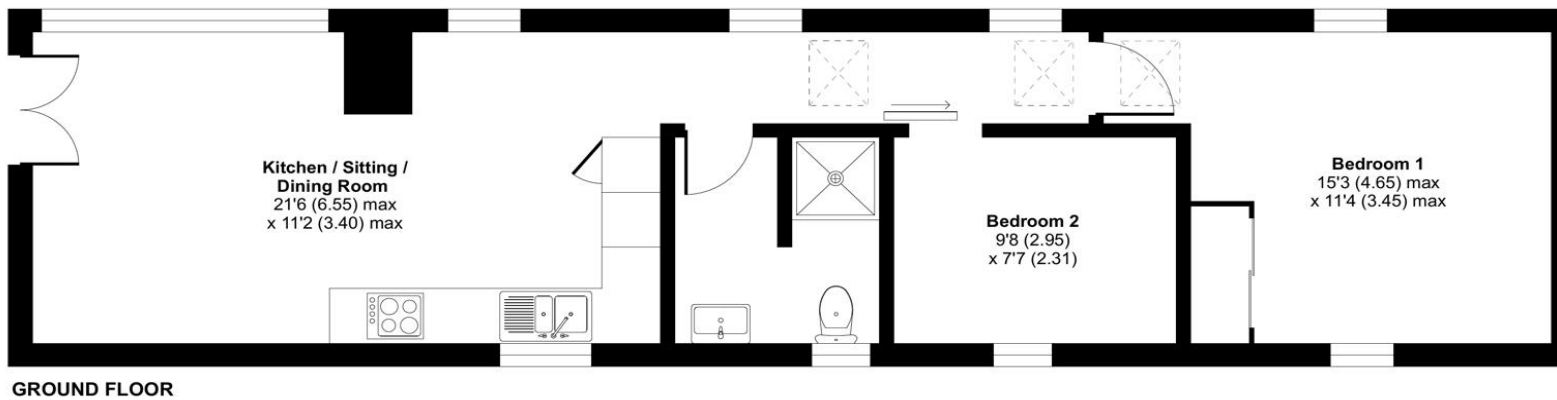
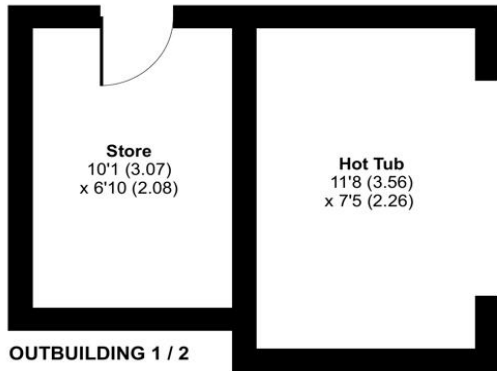
The Oaks Barns, Parsonage Lane, Durley, Southampton, Hampshire, SO32 2AD



ACCOMMODATION

A unique opportunity to acquire this wonderful barn conversion, either as a luxurious holiday/second home or AirBnB style investment. The Piggery is a highly individual property located in a semi-rural position in the village of Durley, just outside the historic medieval market town of Bishops Waltham and on the edge of the South Downs National Park. There are two pubs/restaurants within walking distance, numerous countryside footpaths and bridleways, and the cities of Winchester and Southampton are within a short drive. There is already a track record of operating as a high-end holiday rental business for approximately three years with further bookings ahead, having been carefully converted, renovated, and designed by the current owners. The property is immaculately presented throughout with a designer kitchen and bathroom, underfloor heating, a wood burner, and vaulted ceilings with a full-height feature window. It has two bedrooms and one bathroom, with beautifully shaped glass windows for the old piggery entrances along a corridor leading you to the bedrooms. There is an open plan kitchen, dining and lounge area, whilst outside there is a private garden with a four-person hot tub. There is also a courtyard parking area shared with the neighbouring barn. Please note - a planning restriction is in place limiting owner occupancy to no more than 4 consecutive weeks and on no more than 3 occasions per calendar year. The property is currently on the same title as The Main Barn but can be split.

Approximate Area = 589 sq ft / 54.7 sq m
 Outbuilding = 157 sq ft / 14.5 sq m
 Total = 746 sq ft / 69.2 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	89	90
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Charters Estate Agents Limited. REF: 1089045



SITUATION

The quiet unspoilt Parish of Durley is surrounded by countryside and only a short drive from Winchester. The beautiful village has a highly regarded gastro pub called The Robin Hood and a much sought-after primary school. Nearby are the pretty towns of Botley and Bishop's Waltham, which have small local supermarkets, public houses and restaurants. Other nearby leisure activities include sailing on The Solent, golf at numerous local courses, fishing on the Rivers Itchen, Test and Meon and the home of Hampshire cricket nearby at The Ageas Bowl. Communications are excellent with the M27 and the M3 within easy reach.



SPECIFICATION

- Stunning barn conversion
- For holiday letting/second home only
- Wonderful semi-rural location
- Large open plan lounge/dining/kitchen area
- Vaulted ceiling with full height window
- Two bedrooms
- Luxury bathroom
- Private garden and hot tub

LOCAL AUTHORITY

Eastleigh Borough Council
Council Tax Band: C

ASKING PRICE

£525,000

TENURE

Freehold