











## Parsonage Lane, Durley, Southampton, Hampshire, SO32 2AD

*A unique opportunity to acquire this wonderful barn conversion development, either as a luxurious holiday/second home or AirBnB style investment. The entire property has six bedrooms and three bathrooms across two barns, with some stunning design features.*



- Unique investment/holiday home opportunity
- Converted barn development • Six bedrooms in total
- Three bathrooms • Over 2000sq ft of accommodation
  - Two private garden areas • Courtyard parking
  - Numerous designer features

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## ACCOMMODATION

This highly individual property is 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 comprises two separate barns, each with private garden areas, and sharing a communal parking forecourt. They are immaculately presented throughout with designer kitchens and bathrooms, underfloor heating, wood burners, and vaulted ceilings with full-height feature windows.

The main barn has four double bedrooms and a large cathedral-like living/kitchen/dining area with a spiral staircase up to an impressive mezzanine floor with seating for 12, making for an ideal cinema or creative area. There is also a bespoke dining table seating 12 people, great for an evening together. There is a large main bathroom which has both a bath and shower as well as an ensuite shower room in bedroom one. Outside there is a private garden area with a six-person hot tub alongside a covered fire pit and gas BBQ.





The Piggery may be smaller in size but it is just as luxurious. It has two bedrooms and 1 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.

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.

### **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.











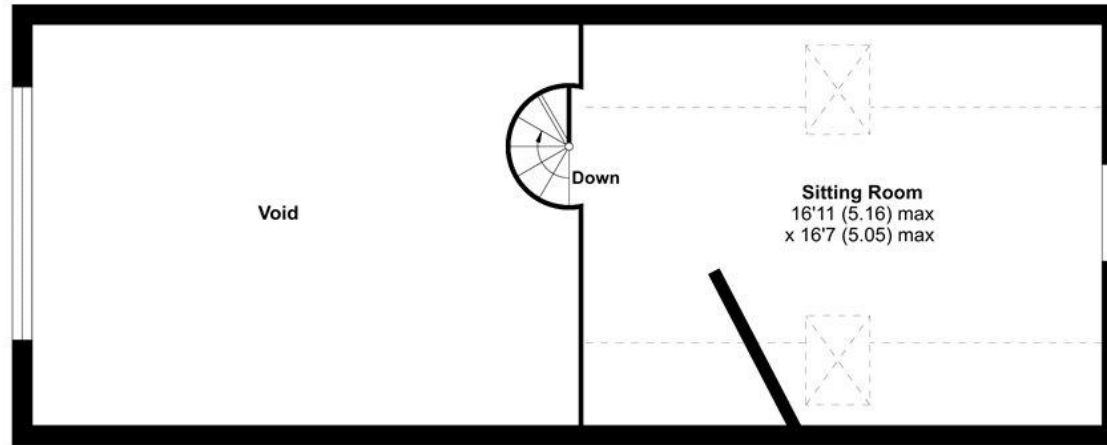
Denotes restricted head height

Approximate Area = 1533 sq ft / 142.4 sq m (excludes void)

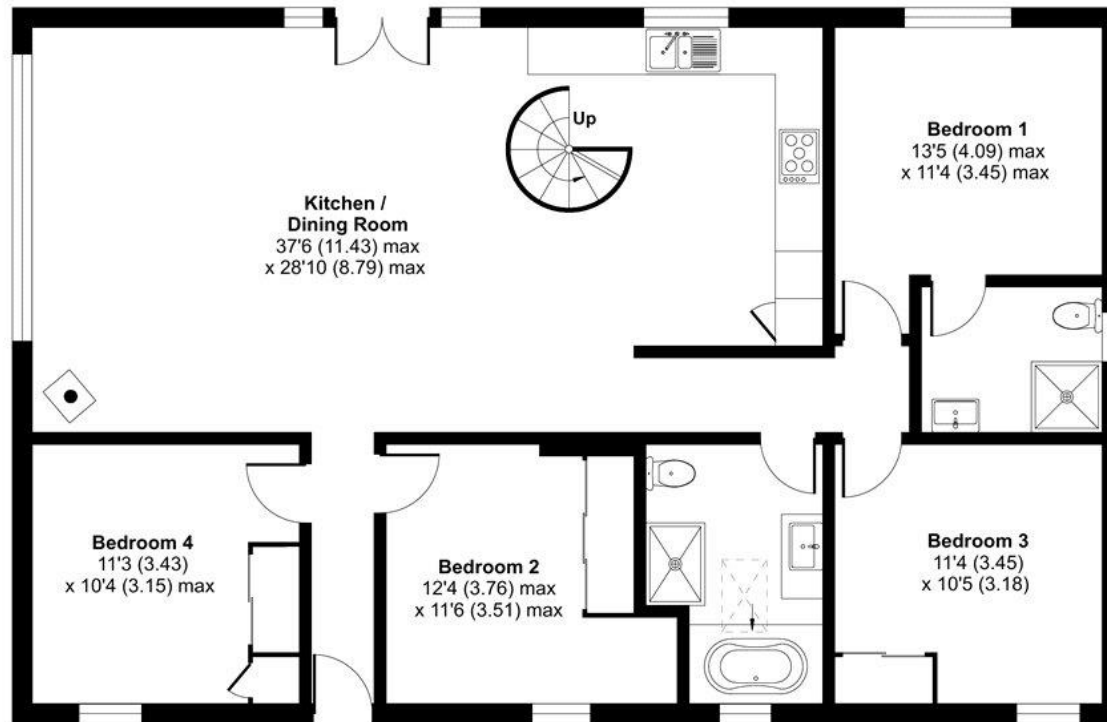
Limited Use Area(s) = 154 sq ft / 14.3 sq m

Total = 1687 sq ft / 156.7 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

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>	79	83
(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	

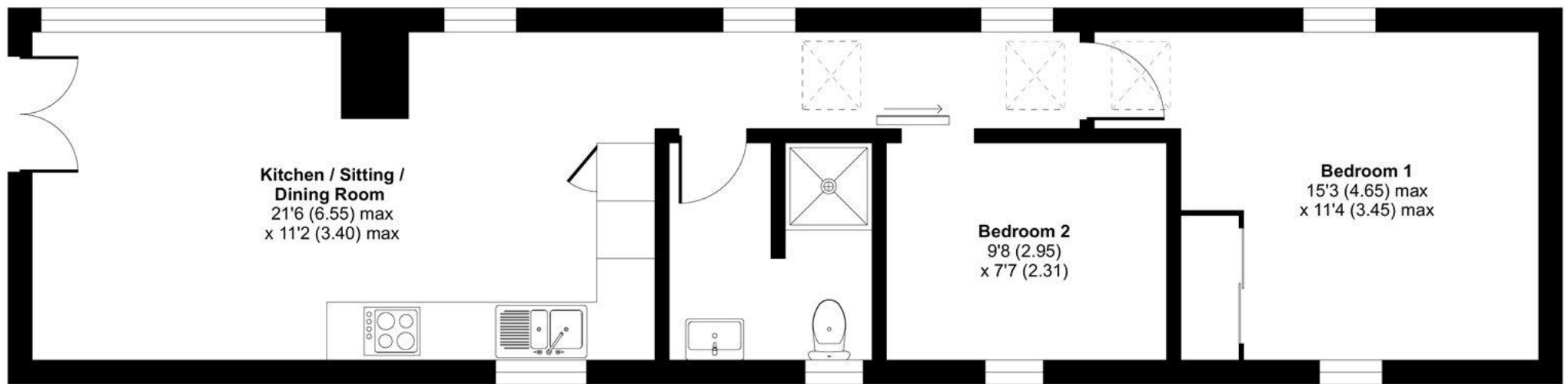
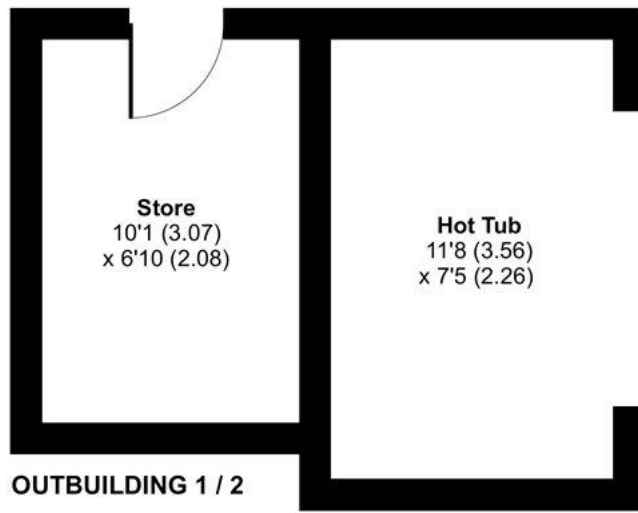


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/cheom 2024. Produced for Charters Estate Agents Limited. REF: 1089043



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



**GROUND FLOOR**



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**LOCAL AUTHORITY**

Eastleigh Borough Council  
Council Tax Band: C

**ASKING PRICE**

£1,250,000

**TENURE**

Freehold