



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 Oaks Barn is an 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 and has four double bedrooms. The impressive cathedral-like living/kitchen/dining area has a vaulted ceiling with a full-height window, and a spiral staircase leads 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 1. Outside there is a private garden area with a six-person hot tub alongside a covered fire pit and gas BBQ. 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 Piggery but can be split.



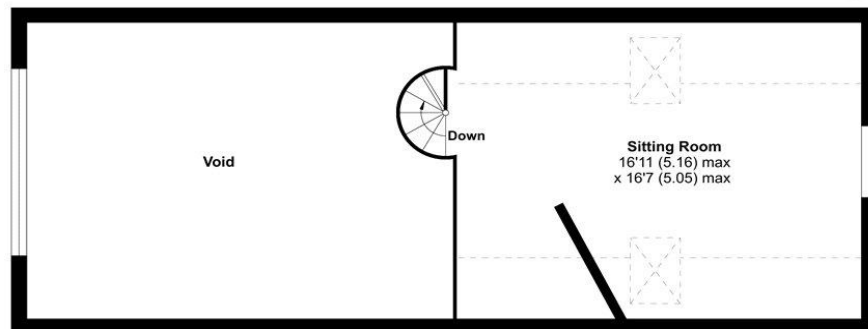
Denotes restricted
head height

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

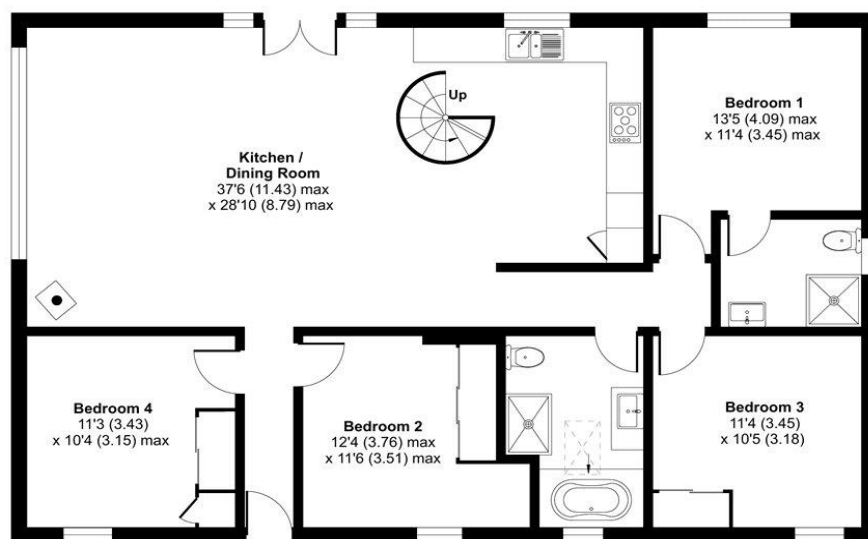
Limited Use Area(s) = 154 sq ft / 14.3 sq m

Total = 1687 sq ft / 156.7 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n'checon 2024.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A	93	93
(81-91) B		
(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	

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

- Luxury barn conversion
- For holiday letting/second home only
- Numerous design features
- Four bedrooms
- Cathedral-style living area
- Two designer bathrooms
- Impressive mezzanine cinema room
- Private garden with hot tub and firepit

LOCAL AUTHORITY

Eastleigh Borough Council
Council Tax Band: C

ASKING PRICE

£725,000

TENURE

Freehold