



ORCHARD BARN

Ramsdean, Petersfield, Hampshire GU32 1RU



SALES & LETTINGS

PLANNING & DEVELOPMENT

RURAL CONSULTANCY

ARCHITECTURE & DESIGN



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A stylish barn conversion with separate annexe and delightful gardens, enjoying a lovely rural position with exceptional views.

Accommodation

Entrance Hall | Large Open Plan Vaulted Dining / Reception Room

Open Plan Kitchen / Breakfast Room | Galleried Study | Utility Room / Cloakroom

Principal Bedroom with En Suite Shower Room | 3 Further Bedrooms | Bathroom

Outside

Detached Annexe Comprising Reception Room, Kitchen and Shower Room

Attached Garage / Store | Extensive Parking | Attractive Landscaped Gardens, Patios and Grounds

In all about 0.55 acres

Petersfield 2.8 miles | Alresford 13.1 miles | Alton 14.3 miles

Winchester 18.4 miles | Guildford 28.7 miles

(Mileages are approximate)

LOCATION

Enjoying a lovely rural setting surrounded by open countryside, the property is located in the pretty hamlet of Ramsdean, just a few miles south west of Petersfield within the South Downs National Park. Ramsdean is a small rural community with a local shop in East Meon, village school at Langrish or more extensive shopping and recreational facilities in the nearby market town of Petersfield. Petersfield railway station has scheduled services to London Waterloo and there are excellent schooling options both in the state and private sector locally with TPS at Petersfield, or Churcher's College, Bedales and Ditcham Park School. The A272 passes to the north connecting Petersfield to Winchester and the A3 is located at Petersfield providing access to Guildford, London and the South Coast.

THE PROPERTY

An attractive, stylish and beautifully appointed barn conversion offering a wonderful synergy of light, space, functionality and character with more modern conveniences including underfloor heating, fibre broadband and contemporary fitments. A most impressive vaulted reception / dining room and descending steps leading to a spacious open plan kitchen / breakfast is the principal feature of the barn, which ideally lends itself to family living and/or entertaining purposes. With bedrooms arranged on both levels, the barn also offers flexibility of living and furthermore enjoys a delightful rural location with the most wonderful outlook and countryside views across fields towards the South Downs.

THE ANNEXE / ADJOINING STORE

Located in a separate building just a few yards away from the main house is the Annexe, which is notably light and stylish in its presentation with adjoining store, that could easily be included into the annexe arrangement upon seeking the necessary consents.

OUTSIDE

The property is approached via a gravel drive leading to an extensive parking area. The gardens are a delightful feature of the property, having been attractively landscaped to offer differing 'areas' to relax, entertain and enjoy the wonderful views and rural surroundings and include formal gardens, patios and lawned areas, extending in all to approximately 0.55 Acres (0.22 ha).





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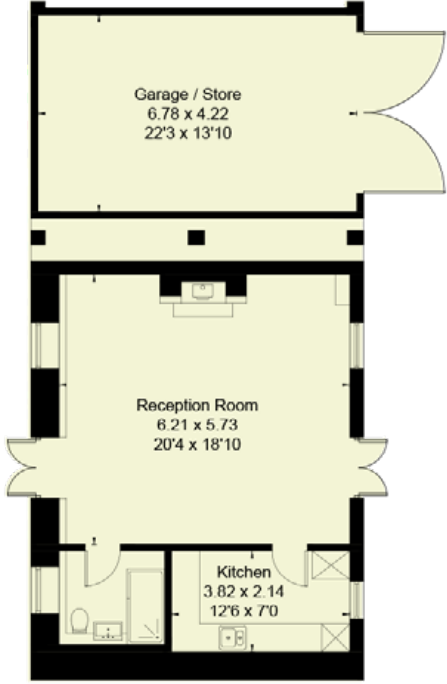
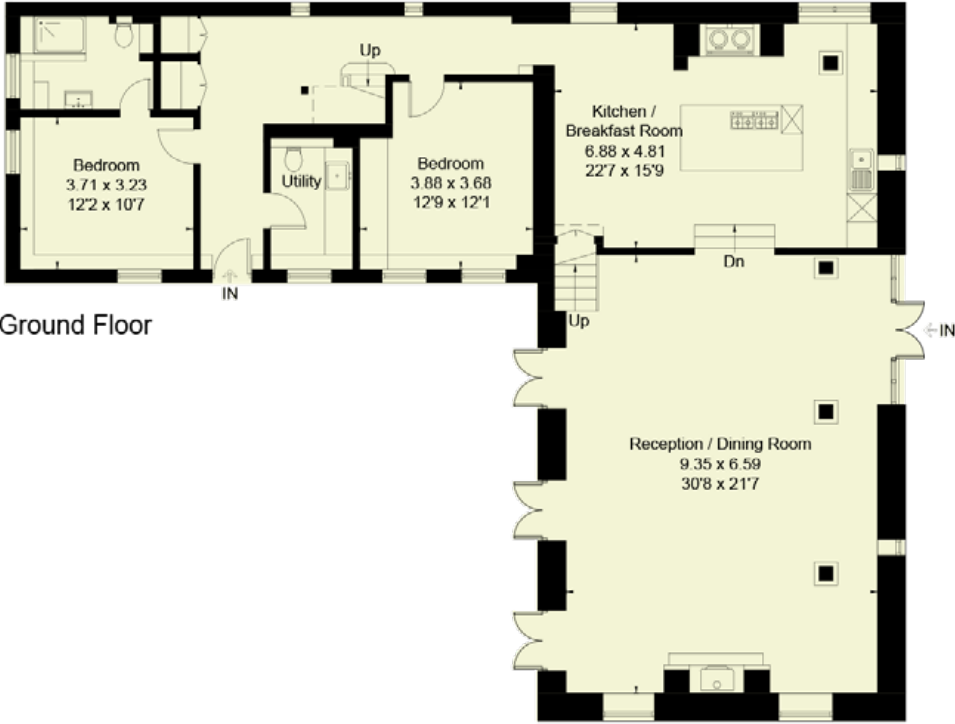
RURAL CONSULTANCY

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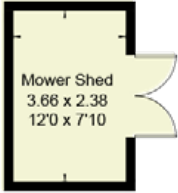
Approximate Floor Area = 219.5 sq m / 2363 sq ft
Outbuildings = 87.9 sq m / 946 sq ft
Total = 307.4 sq m / 3309 sq ft



= Reduced head height below 1.5m



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



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- v) Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order – nor have BCM Wilson Hill tested them.

GENERAL REMARKS

Council Tax Band

G

Services

Mains water; mains electricity; oil fired central heating; private drainage; underfloor heating throughout the ground floor of the barn and throughout the annexe.

EPC Rating

House: D66

Annexe: E44

Agent's Notes

Broadband – Fibre Broadband

Mobile phone coverage – Limited (indoors);
Likely (outdoors) Ofcom

Construction of mainly brick, stone and timber with oak frame

Local Authority

East Hampshire District Council, www.easthants.gov.uk,
01730 266551

Directions to GU32 1RU

Leave Petersfield via the A272 heading west towards Winchester and after approximately 0.7 miles, turn left immediately after passing the Seven Stars pub signed to Ramsdean. Continue along Ramsdean Road for approximately 1.2 miles where the entrance and drive to Orchard Barn will be found on the right hand side.



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Viewings

By appointment with BCM LLP only.

Selling Agent

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Wilson Hill have not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Maps and plans shown as a guide only.

Photographs and details dated March 2025



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