

Petersfield Road, Monkwood, Alresford, Hampshire, SO24

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OIEO: £375,000 *Freehold*

A beautifully presented barn conversion with off-street parking and a landscaped garden.

KEY FEATURES

- Sought-after village location
- Bespoke development
- Allocated parking
- Contemporary fixtures and fittings
- Well-presented accommodation





Petersfield

01730 267274 | petersfield@winkworth.co.uk

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DESCRIPTION

The property is a single storey, attached barn conversion with stone and brick elevations under a tiled roof, beautifully presented and would suit a variety of buyers. The layout can be seen in the floorplan and with high ceilings and plenty of windows, the property is incredibly light. A particular feature of the house is the kitchen, with matching floor and wall mounted units along with a central island. Both bedrooms have their own en suite facilities and Outside, the house is approached by a shared drive where there are two allocated parking spaces for the property. Accessed from the reception room via bi-folding doors is the landscaped garden, enclosed by a brick wall or fencing, is largely gravelled and there's a paved terrace; the perfect spot for outside entertaining.

LOCATION

The property is situated in a delightful semi-rural location towards the edge of the popular village of Ropley. Within the village is a shop with Post Office, church and village school. Further amenities can be found in Alton, Petersfield and Winchester, all of which have a train station providing direct access to London Waterloo from about an hour. There are many popular schools in the area including Winchester College, St Swithun's School, Bedales, Perins, The Petersfield School, Peter Symonds College and Alton Sixth Form College. Being within The South Downs National Park, the surrounding countryside is renowned for its unspoilt natural landscapes and outdoor pursuits.

DIRECTIONS

From Petersfield Train Station, proceed away from the town centre, in a westerly direction along Station Road. At the roundabout, take the second exit and proceed up Bell Hill and into the village of Steep, passing The Cricketers Public House on the right. Continue for a further 5 miles until reaching a staggered crossroads with the A32. Proceed straight on for approximately 1.25 mile and the property is situated on your right hand side.

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MATERIAL INFORMATION

Method of Sale: Private treaty
Tenure: Freehold
Construction: Stone and brick elevations under a tiled roof.
Services: Mains electricity and water. Shared private drainage. Ground source heat pump with underfloor heating.
Council Tax: East Hampshire District Council. Band: "C".
EPC Rating: "C" (70).
Service Charge: Estimated at £300-£400 per annum for the maintenance of the communal areas and access.
Rights & Easements: None known.
Mobile Signal (Ofcom). EE: Good outdoor. O2: Good outdoor. Three: Variable outdoor. Vodafone: Variable outdoor.
Broadband Availability (Ofcom): Standard.
Parking: There is allocated parking for two cars plus visitors parking.
Viewings: Strictly by appointment with Winkworth Petersfield
What3words: ///unlimited.entertainer.bottom

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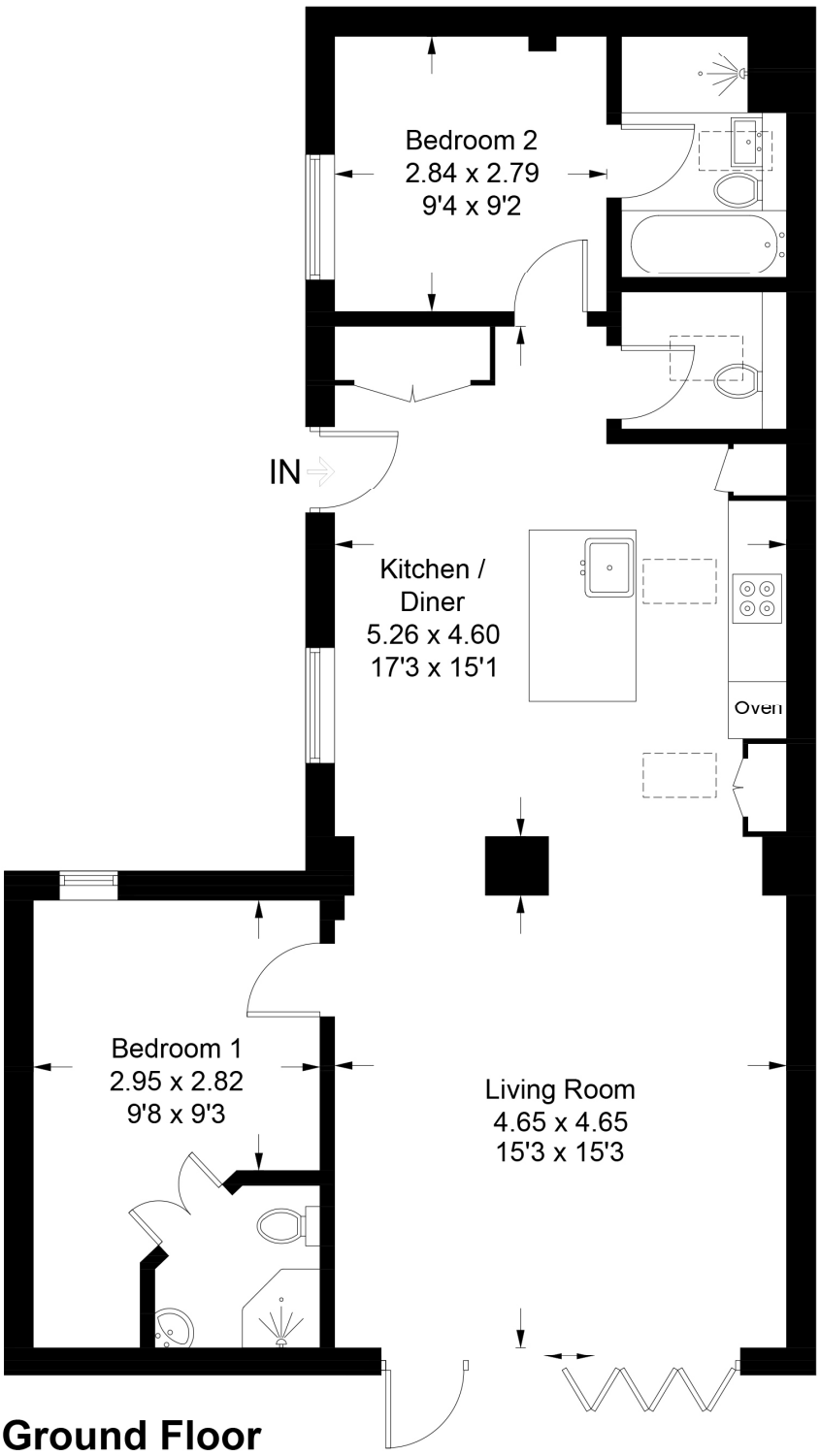
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Approximate Gross Internal Area = 77.7 sq m / 836 sq ft



Ground Floor

PRODUCED FOR WINKWORTH ESTATE AGENTS.
Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. Created by Emzo Marketing 2026.

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