



For Sale

£700,000

## Harvesters, Eldon Road

Harvesters, Eldon Road, Kings Somborne, Stockbridge

**Harvesters**, Eldon Road, Kings Somborne, Stockbridge, SO20 6QN

Guide price £700,000

Romsey 5.1miles

Stockbridge 5.3miles

Winchester 11.9miles

Winchester to London Waterloo (direct train) 1hr

(mileages and times approximate)

### Main house (summary of accommodation when built)

Large open plan kitchen, dining and sitting room

Separate utility

Entrance hall

Cloakroom

Main bedroom with en suite bathroom and dressing room

Three further en suite bedrooms

Harvesters is a rare and exciting opportunity to purchase an agricultural barn with an internal footprint of 4,500 square feet with Class Q permitted development rights to convert into a large, open plan, four-bedroom residential dwelling within a plot of 1.15 acres. There is also the option to purchase up to 4.75 acres of surrounding grassland by separate negotiation.

### **Situation**

The property occupies a delightful rural position with excellent views across rolling Hampshire countryside, the little village of Kings Somborne is only two miles away, which has a pub and a village shop and the highly sought after town of Stockbridge is located within five miles. Stockbridge is a picturesque and popular small town with a variety of local shops, pubs, restaurants, galleries and boutiques, a doctor's surgery and both primary and secondary schools. Communication links are excellent with the railway station at Winchester providing fast links to London Waterloo and the M3, A303 and A34 are all within easy reach.

### **General remarks and stipulations**

#### **Method of sale**

The property is offered for sale by private treaty.

#### **Rights of way**

There are no rights of way crossing the property.

#### **Services**

The property benefits from its own access and an existing electric and water supply.

#### **Tenure**

Freehold with vacant possession

#### **Planning**

Consent for Class Q has been permitted under 23/03122/PDQS for

conversion of the existing barn to a four-bedroom dwelling of 4,499sq. ft (418 sq. m).

<https://www.testvalley.gov.uk/planning-and-building/viewplanningapplicationonline>

### **Building safety**

A structural survey can be seen on the planning application.

### **Local Authority**

Test Valley Borough Council.

### **Risks**

The current barn is a former agricultural barn.

### **Postcode**

SO20 6QN.

### **Directions**

Freehold with vacant possession.

### **what3words**

///museum.restored.zoos

### **Viewings**

Strictly by appointment with Moundsmere Estate Management Ltd only.

### **CONTACT**

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### **IMPORTANT NOTICE**

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