

CGI

Thatched Barn

Church Lane, Baughurst, Hampshire

A fabulous Grade II listed barn currently being converted to a contemporary, energy efficient residential dwelling

A fantastic opportunity to purchase a stylish and sustainable eco home with contemporary interiors designed within the traditional frame of a beautiful listed period barn, situated in a private courtyard setting with extensive outbuildings



2 RECEPTION ROOMS



4 BEDROOMS



4 BATHROOMS



GARAGES STABLES



0.36 ACRES



FREEHOLD



RURAL/VILLAGE



3,988 SQ FT / 370 SQ M



£1,495,000

The property

The sale of Thatched Barn offers a rare opportunity to be involved in the creation of a high quality eco home within the shell of a spectacular Grade II listed building. Planning permission has been granted to create a sustainable and energy efficient conversion of a listed building which can be heated and cooled by two highly efficient mechanical heating and ventilation units which will provide winter heating, summer cooling and hot water. Once completed the building has been designed to only require 2.8 kw to heat and 1.8 kw to cool, making it highly efficient with very low running costs. The internal design combines classic with contemporary, with a statement open plan kitchen with high specification appliances, as well as en suite bathrooms to each of the good sized bedrooms. There will be an opportunity for the purchaser to influence the final look and feel within budget, if desired. The design is notable for its sustainable and energy efficient design taking principles from 'passivhaus' tech, featuring triple glazing throughout, high levels of insulation, airtight construction and LED lighting. The barn dates from

circa 1620 and was built as the threshing barn to the Tadley Place estate. It is one of the largest thatched barns in Hampshire and has been very well maintained by the current owners. The barn is a four bay aisled building with a threshing bay; internally, the framing consists of arcade posts with swelling jowls, straight braces to the tie beams, queen strut trusses and clasped purlins, and the majority of the oak frame is original. The conversion work starts in 2025 and will be scheduled to be completed in spring 2026. Interested parties are requested to make their own enquiries of the planning authority. Planning Ref: 21/03234/LBC.

Outside

The barn was re-thatched in 2022 and is set in a private courtyard environment which also includes garages and a stable complex, together adding a further 1,421 sq ft/77 sq m. These buildings are well maintained and offer an additional opportunity for working from home, recreation or as a studio. Part of the stable has been used as a gym and has a superfast broadband connection. Further land is available by separate negotiation if desired.



Location

Thatched Barn is situated in the rural village of Baughurst, about half way between the towns of Newbury and Basingstoke. The property is surrounded by beautiful countryside offering wonderful walking and riding opportunities, and has all the advantages of beautiful outdoor space, combined with accessibility to larger towns and fast transport links.

There are excellent local facilities in Baughurst and Tadley including good local schools, a leisure and sports centre, a variety of shops, and a post office, chemist, and doctors' surgery.

The location is ideal for commuting, either by train from Newbury into London Paddington, or Basingstoke into London Waterloo, and also by car via the M4 or M3. There is a wide choice of highly regarded schools in the area including Cheam, Elstree, Horris Hill, Bradfield College and Downe House, and the property is also in the catchment area for The Priory Primary School in Pamber End.

Distances

- Basingstoke 6 miles
- Newbury 12.5 miles
- London Heathrow 41 miles

Nearby Stations

- Basingstoke (Waterloo 50 mins)
- Newbury (Paddington 40 mins)

Key Locations

- Silchester Common and Pamber Forest
- Ashford Hill Nature Reserve
- Newbury Racecourse

Nearby Schools

- Bradfield College
- Elstree
- Cheam
- Downe House
- The Priory





The position & size of doors, windows, appliances and other features are approximate only.
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Floorplans

Please note that the floorplans of the Thatched Barn shown in this brochure represent the final layout once works are completed.

Barn internal area 3,988 sq ft (370 sq m)

Outbuildings internal area 1,421 sq ft (132 sq m)

Total internal area 5,409 sq ft (502 sq m)

For identification purposes only.

Prospective purchasers are requested to make their own enquiries of the local planning authority.
Planning Ref: 21/03234/LBC

Directions

RG26 5LA
what3words: ///palace.gracing.paths

General

Local Authority: Basingstoke and Deane Council

Services: Mains electricity and water currently connected. Drainage will be connected to a private drainage system by completion of the works.

Superfast 300 mbps internet connection to the barn and stables

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

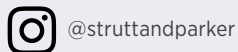
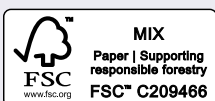
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