

# INIGO



## *Churn Barn*

**LASHAM, HAMPSHIRE**

**£860,000 FREEHOLD**

Light-filled and Grade II-listed, this pristine barn conversion lies in the rural hamlet of Lasham, east Hampshire. It dates to the 18th century with three bedrooms, two storeys and a versatile mezzanine. A period appeal is upheld by its dignified oak and elm timber frame, textured brickwork walls, and a large hearth - now fitted with a contemporary wood-burning stove. There is a private garden at the rear in addition to well-tended communal grounds and a double cart garage.

### *Setting the Scene*

Lasham is a thriving village that gravitates around the Grade II-listed St Mary's Church, a minute's walk from the house. Surrounded by verdant countryside, the village is home to several listed buildings and has a very active local community, with numerous events taking place every summer. The nearby Lasham Airfield was built on farmland in 1942, serving as a base for the Royal Air Force during the second world war. Today, it is the home of Lasham Gliding Society, one of the largest and most renowned gliding clubs in the world. It is not uncommon to catch glimpses of gliders soaring silently over the valley on a sunny day.

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### *The Grand Tour*

Churn Barn sits along a quiet countryside lane, link-detached and partially hidden behind tall hedging. Access is from an inviting path that leads to the entrance, lined with flowering plants including alliums, Japanese anemones and euphorbia.

The structure retains its original rectangular plan. Horizontal black weatherboarding wraps around all elevations, set atop a sensitively restored brick plinth with lime mortar pointing. Contemporary glazing has been introduced beneath a traditional Dutch gable and tiled roof, maximising natural light gain.



Entry is to a spacious hallway on the ground floor, which flows into the bespoke kitchen/dining room. Arranged in U-shape around a large central island, it was recently refitted with beautiful solid English oak hand-painted cabinets and topped with white Silestone quartz worktops. A dual-range Mercury stove with gas hobs is set within an alcove framed by oak beams. Integrated appliances by Bosch include fridges and freezer, washing machine/dryer, and dishwasher. The central island is complete with a Quooker tap, waste disposal, and additional space for storage and food preparation.

Banquette seating extends across one corner of the room, while natural limestone tiles extend underfoot, warmed by electric underfloor heating. To the side, a door opens to terraced garden. There are two quiet bedrooms on this floor, with a neutral palette and carpeted floors. One of the rooms has views of the garden, and the other a flank of exposed brickwork. There is also a well-appointed bathroom on this floor with bathtub.

The main reception area lies on the first floor, a position that emphasises its light and airy feel. Vaulted ceilings look to the mezzanine, and there are exposed beams throughout. A spacious seating area is arranged around a newly fitted Chesney wood burner, with an oak mantle, a brick hearth, and a polished chimney rising towards the double-height ceiling. A large, four-panel apex window above floods the space with natural light, while a deep-blue accent wall provides a pop of colour. Solid oak floorboards add a tonal warmth.

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The peaceful principal bedroom is at the back, with shuttered windows overlooking a roofed courtyard that the house shares with the neighbouring barn. There are also built-in wardrobes and additional cupboards, along with a newly refurbished en suite with Villeroy and Bosh sanitaryware and Keuco hardware, a Matki shower screen, and electric underfloor heating.

From the sitting room, a staircase rises to the gallery/mezzanine which is flanked by voids on either side and enclosed by glass balustrades, creating a floating effect. Light streams through the apex window, making this the perfect spot for work or study. A further area currently used as a library with storage cupboards and a roof light, can be curtained off and used as a fourth bedroom.

### *The Great Outdoors*

The kitchen opens to a bright, east-facing terrace, with space for dining and a barbecue area framed by curved oak beams. The enclosed west-facing garden is laid to lawn and screened by Portuguese laurel and red robin hedges, providing plenty of privacy. The shared garden is landscaped with a mixture of grassy lawns and planters that create distance between the houses. There is also separate double cart garage with parking space for two cars.

### *Out and About*

Surrounded by farmland and beautiful countryside, Lasham is brilliantly positioned for easy access to hiking, cycling, and horse-riding. There are many pubs nearby, including the Sun Inn in Bentworth, the Yew Tree in Lower Wield, and the Greyfriar in Chawton. The local garden centre is also within easy reach of the house.

The market town of Alton is a short drive away, with a thriving high street and plenty of excellent restaurants, cafes, and shops. Dill café and deli, just off the Market Square, offers a changing seasonal menu and hosts monthly supper clubs. Allen Gallery, with over 3,000 pieces, has one of the most impressive ceramic collections in the south of England. Open in 2020, Alton Sports Centre offer a wide range of activities and a six-lane swimming pool.

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An 11-minute drive away, Jane Austen's house in Chawton makes for a wonderful day trip. Each year in June, The Jane Austen Regency Week attracts visitors to celebrate the beloved novelist. At the northern edge of the South Downs National Park, the region is surrounded by countryside and woodland, offering endless opportunities for exercising outdoors while taking in widescreen views of the rich landscape. Filled with wildlife, and populated by ancient woodland, the region's varied geography makes it the perfect choice for weekend hikes, kayaking, and cycling. The ever-popular New Forest is a short half hour drive away providing endless hours of rambling trails and outdoor pursuits.

The cathedral city of Winchester is a 30-minute drive and attracts visitors all-year round thanks to its storied past and architectural relevance. Part of the city's walls date from Roman times, while several later landmarks are found among its streets and squares, including Winchester Cathedral, with the longest medieval nave in Europe, and the Butter Cross, a gift from the Bishop Winchester dating back to the 14th century. For dining needs, Chesil Rectory is a celebrated British restaurant set in one of England's best preserved Tudor buildings.

There are excellent schools in the area. The local St Mary Bentworth CofE Primary School is a five-minute drive away. Amoury Hill and Eggers in Alton are well-regarded by locals, alongside Lord Wandsworth College, just eight miles north, and Winchester College.

The fast train to London Waterloo is from Basingstoke taking 48 mins. Heathrow is a 45 minute drive away as is Portsmouth and the south coast. There is also access to the M3 and national motorway network 15 minutes away.

Council Tax Band: F

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## *About*

Inigo is an estate agency that specialises in selling marvellous historic homes, believing that a beautiful home is a pleasure that never ages. We connect discerning individuals with extraordinary spaces, no matter the price or provenance. Covering urban and rural locations across Britain, our team combines proven experience selling distinctive homes with design and architectural expertise.