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ESTATE AGENTS

023 8028 4411  
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# Bartley Cross Farm, Chinham Road, Bartley, Hampshire SO40 2LF

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Guide Price £1,000,000

- Detached farmhouse
- Secluded Gardens
- Barns B1 use
- Chain free
- 8 acres plus
- Built in 2019
- Farm Buildings
- A rare find
- Double garage
- Air Source Heating
- Separate paddock and field





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A wonderful detached Farmhouse, built in 2019, has a comprehensive range of barns and outbuildings and sits on a plot of 8 acres plus. We recommend a detailed inspection to appreciate this rare opportunity to acquire a fabulous lifestyle opportunity.

Bartley Cross Farm is a traditional double-fronted detached farmhouse, offered with the remainder of its structural warranty. The property sits beautifully within generous gardens and grounds, which, in all, extend to around 8 acres plus, making it ideal for those with equestrian or small-livestock interests. Within the curtilage of the house is a range of traditional farm buildings, providing excellent storage and versatility. Two of the barns benefits from B1 office consent, offering a superb work-from-home or business opportunity. There are a number of further buildings including a modern double garage. The existing buildings may offer scope for redevelopment subject to the necessary consent. The buildings are all situated within a reasonable proximity of each other offering a good working space but also privacy.



The farmhouse itself is presented in exceptional decorative order. The accommodation is well laid out, offering comfortable generous room's ideal for modern day informal living. At the heart of the home is a spacious kitchen and family room, a delightful nod to the farmhouses of old yet wonderfully updated for modern day convenience. All the principal reception rooms benefit from wonderful views over the grounds.

The first floor is currently configured to offer a large principal suite with dressing area, however could easily be converted back into it's original design of two bedrooms. There are two further bedroom suites. The bath and shower rooms are furnished with high quality fittings.

Being built in 2019 the building retains the traditional facade of a Farmhouse yet is combined with modern building techniques to create a very stylish home with minimal running costs and a high level of energy efficiency, striking a blend of olde world charm with modern convenience and low maintenance.

The farmhouse sits centrally within it's formal garden with a large section of land to the right hand side. There is a rear separate vehicular driveway giving access to the farm yard, barns and buildings. Continuing along the rear driveway is the main body of paddock, which is post and rallied. These paddocks offer great security backing onto the gardens of Chineham Road.

For those with equestrian pursuits the open open Forest is within a short hack away within 10 minutes of road work down a quiet road.

We believe this to be a wonderful opportunity to purchase a rural yet accessible home offering a fabulous lifestyle. The property is currently tenanted therefore we are limited to viewing appointments, so please bear with us. Preference will given to proceedable buyers. The Farmhouse is being sold as seen and offers subject to change of use, or subject to planning will not be considered.

Agents note the property is currently tenanted so viewings will be scheduled around the tenant. An overage clause will be applied the the large field only. The Farmhouse outbuildings and garden shall be excluded from this. Further details of this available on request.







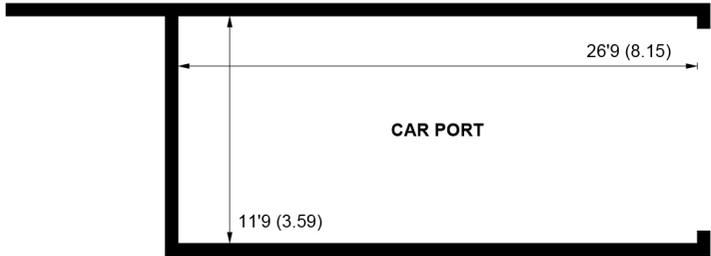
The farmhouse is set back from the road and approached via a private driveway leading to the farm buildings, traditional barns, and outbuildings. Two of the barns have B1 use, ideal from running a business from home.

The majority of the gardens are laid to lawn. Within the house and garden curtilage are a number of useful outbuildings suitable for a myriad of use subject to necessary consents.. The paddocks are level with power and water and secluded the open Forest is within a 10 minute hack with road work down a quiet country lane.

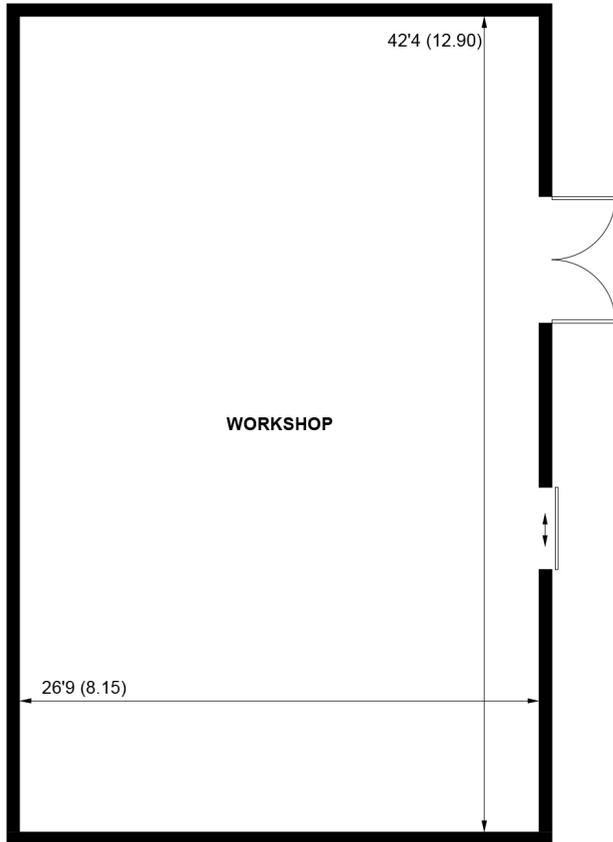
A detailed internal inspection is strongly recommended to appreciate the quality, scale, and lifestyle opportunity this wonderful family home provides.

The property is offered unconditionally. There are tenants currently in situ, so viewings will need to be scheduled around their availability. We have been requested to arrange viewings for proceedable buyers only at this stage.

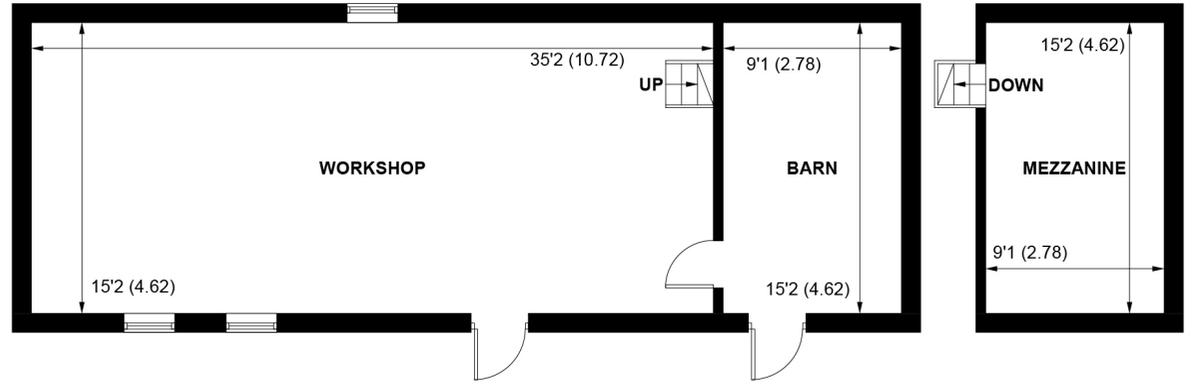




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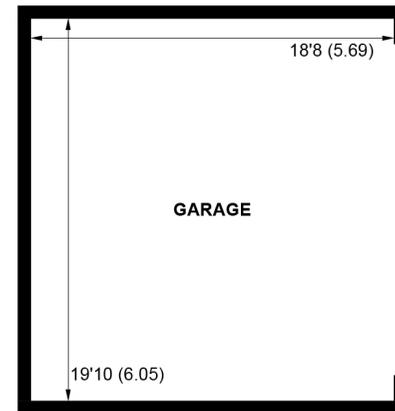


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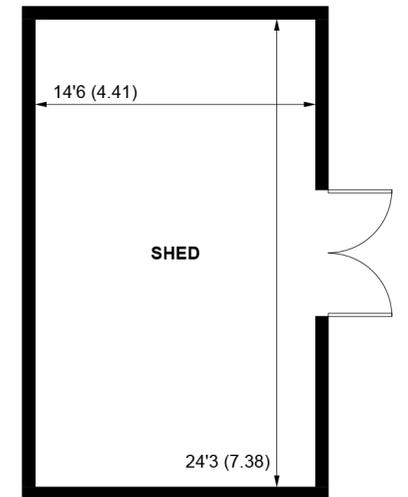


**WORKSHOP / BARN**  
(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)

**WORKSHOP / BARN - MEZZANINE**



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)

**APPROXIMATE GROSS INTERNAL AREA  
OUTBUILDINGS = 2670 SQ FT / 248.1 SQ M  
(EXCLUDING CAR PORT)**

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2026 ©

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