

THE MODERN HOUSE



*Hampshire
Sold*

Ibthorpe

This 5-bedroom home, in an idyllic village setting in Hampshire's beautiful Test Valley, features a spectacular open-plan kitchen / living / dining room designed by a local architect as an addition to a 1920s single-storey cottage. The house is set in gardens extending to approximately quarter of an acre. The village of Ibthorpe is located a short distance from the small town of Whitchurch, which has a mainline railway station running direct services to London Waterloo in approximately one hour.

The house is entered via a garden gate and small front garden situated off a quiet residential road. The old cottage part of the property features four bedrooms, one with an en suite bathroom. The newer part largely consists of the wonderful open-plan kitchen / living / dining room with floor to ceiling folding glazed doors offering views across the garden to the countryside beyond. Linking the sleeping and living areas is a corridor space with a family bathroom and utility room off it.

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*South-West England
Sold*

Ibthorpe

The expansive living area has poured concrete floors, which have under-floor heating, and a sloping ceiling rising to an impressive height. The bespoke kitchen has been hand-crafted in solid oak. The heating for the house is provided by an energy-efficient air source heat pump. The glazed doors open almost the entire width and height of the room onto a large decked terrace and into the garden.

Beside the main house is a detached garage building which also incorporates a workshop and guest bedroom with en suite shower room.

Where the original 1920s house is a traditional brick and slate-roof construction, the new elements are block and beam, clad in striking black-washed larch and with a zinc roof.

The house is surrounded by attractive gardens with the site totalling approximately quarter of an acre. Beyond the terrace are extensive lawns incorporating areas of raised vegetable beds and fruit trees. From the garden there are views of the surrounding countryside. At the front of the house there is a slender area of garden and off-street parking space for two cars.

The setting is particularly notable, being in the Ibthorpe Conservation Area, a protected location of special architectural and historic interest. Horseshoe Lane is a quiet village road in Ibthorpe known for its historic houses.

The neighbouring village of Hurstbourne Tarrant has a Post Office / shop, a popular pub (The George & Dragon) and a primary school, rated outstanding by Ofsted, amongst other amenities. Other highly-rated eating pubs in the area include The Crown in Upton and The George in Vernham Dean. The nearby town of Whitchurch has a mainline railway station providing services to London Waterloo in approximately an hour. Larger towns in the area include Newbury (10 miles) and Andover (6 miles) where a much wider range of services can be found. The A303 is nearby allowing convenient access to London via the M3 and the West Country.

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About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with “rewriting the rulebook on estate agency” and GQ voted us “one of the best things in the world”.