



Old House Gardens, East Worldham

Alton, Hampshire, GU34



Beyond your expectations

A very well-positioned five bedroom village house.

Hamptons International

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Alton Mainline Station 2.5 miles | Entrance Hall | Sitting Room | Dining Room | Study | Kitchen | Utility Room | Rear Lobby | Five Bedrooms | En-Suite Shower Room | Family Bathroom | Double Garage | Garden | Private Drainage | Oil Fired Central Heating.

Guide Price £795,000 Freehold

Description

An exceptionally spacious detached family house standing close to the heart of the beautiful Hampshire village of East Worldham. The house was designed to take full advantage of the setting and stands centrally within its own established grounds with fine views from each of the rooms over the surrounding garden. The feeling of space is immediate with a large galleried reception hall opening into each of the well-proportioned principal rooms. The generous living accommodation includes a large twin aspect sitting room with a raised wood burning stove and sliding doors to the garden, dining room (also with sliding doors to the garden) and study / second sitting room. The kitchen is fitted with a comprehensive range of cabinets and an oil fired dual plate Aga. The property also has the benefit of a utility room and ground floor cloakroom. There are five bedrooms to the first floor including a very impressive principal bedroom with an en suite shower room. There is also a separate family bathroom with a bath and separate shower cubicle. The gardens and grounds are a particular feature of the house and provide a wonderful setting with a principally west aspect to the rear.

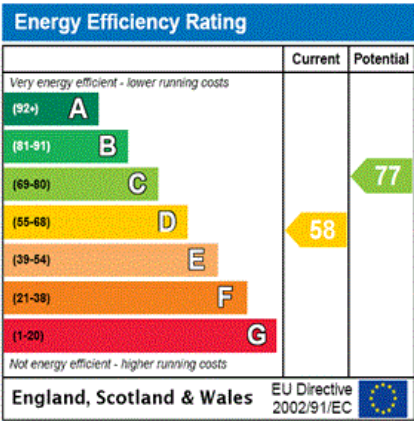
Outside

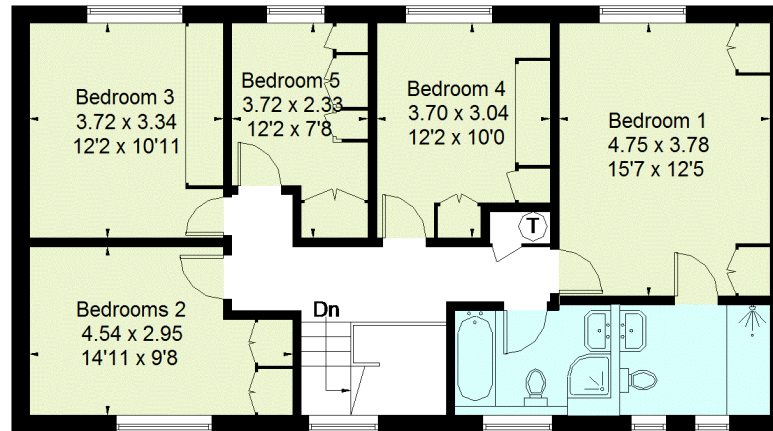
The house stands within attractive landscaped grounds providing a beautiful setting with a mature wisteria, areas of lawn, well stocked flower and shrub borders and a variety of young and mature trees including a blue Atlantic cedar and albizia. A paved terrace together with a stone water fountain adjoins the dining room and

provides an ideal outside seating area. There is a broad expanse of lawn to the front and a private driveway providing ample parking and access to the double garage with further space available to the side for storage. Log Store. Timber workshop.

Location

The house forms part of a small close of detached houses within the former walled gardens of the village manor. The village is set amidst fine Hampshire countryside between the villages of Selborne, Binsted and Kingsley within the South Downs National Park. There is a public house, 13th Century church and village hall and play ground. East Worldham is approximately three miles from the thriving market town of Alton, which benefits from a good range of individual shops, Waitrose food shop, M&S Simply Food, cinema, sports centre, secondary schools, 6th form college and railway station to London Waterloo (about 2.5 miles). The surrounding countryside provides ample opportunity for many country pursuits with footpaths into the National Park.

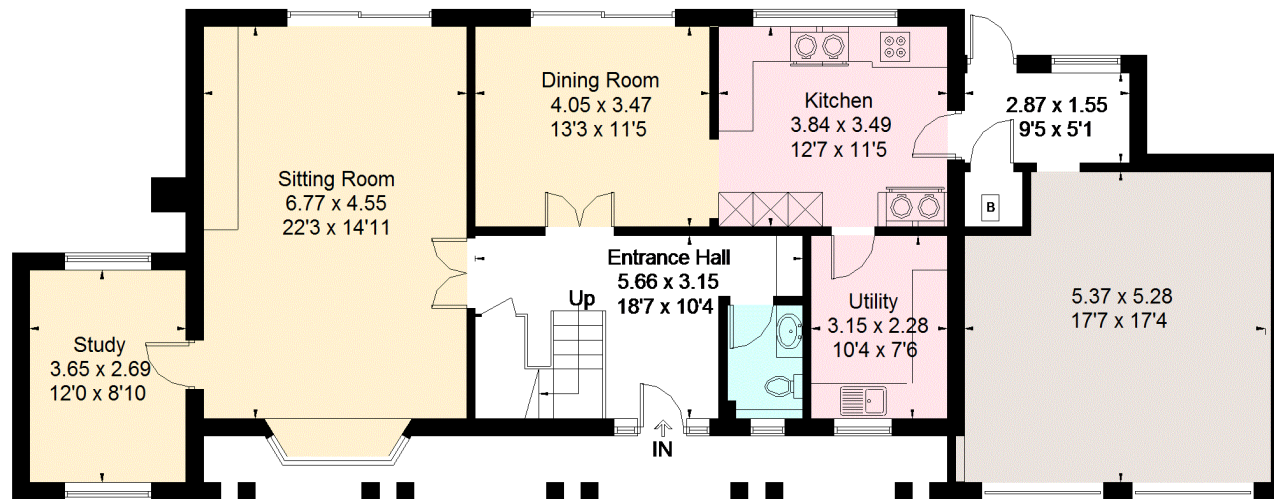




Approximate Gross Internal Area
218.7 sq m / 2354 sq ft (Includes Garage)



First Floor



Ground Floor

FLOORPLANZ © 2017 0203 9056099 Ref: 192720

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

