



Will Hall Farm, Alton  
Hampshire, GU34



*Beyond your expectations*



# A very spacious Grade II listed family home of great character.

**Hamptons International**

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[www.hamptons.co.uk](http://www.hamptons.co.uk)

Sitting Room | Dining Room | Drawing Room | Study/Family Room | Kitchen/Breakfast Room | Utility Room

3/4 Bedrooms | En Suite Shower Room | 2 Bathrooms | Oast Room/Bedroom 4 | Granary | Double Garage | Garden | Gas Fired Central Heating | Mains Drainage

**Guide Price £895,000 Freehold**

## Description

A beautifully appointed and very imaginative conversion of a Grade II Listed oast house providing spacious and versatile accommodation in an exceptionally attractive and convenient location for the town with fine rural views. The property takes full advantage of the features associated with a building of this period and provides a very comfortable and interesting family home. The feeling of space is immediate with a large dining room with an oak floor and double doors opening out to the garden. There is a most attractive farmhouse kitchen with granite work surfaces and a spacious sitting room. In addition, the generous ground floor accommodation also includes either a further reception room or bedroom. There is also a very stylish bathroom. The stunning drawing room to the first floor is the centrepiece of the house and a magnificent room with an open fireplace and a wood burning stove together with a vaulted ceiling, exposed beams and French doors opening onto a balcony overlooking the surrounding farmland. From here a spiral staircase leads into an open cast kiln, fitted with a series of bespoke cabinets leading to a further room which could either be utilised as a study or further bedroom. The first floor accommodation also includes two double bedrooms (both with fitted wardrobes), family bathroom and an en suite shower room to the principal bedroom.

## Outside

The Granary stands within an attractive landscaped garden providing a beautiful setting with areas of lawn

and well stocked flower and shrub borders together with a small water feature. A paved terrace adjoins the sitting room and kitchen and provides an ideal outside seating area. A walled breakfast terrace is set to the rear and adjoins the dining room. A private driveway provides ample parking and access to the double garage with an electric pair of doors to one side and a useful storage space above. Of note, there is also a detached granary providing a very useful outside storage space. AGENTS NOTE: A charge of £35 is payable annually for the upkeep of the private road.

## Location

The property occupies an exceptional location and forms part of a carefully designed landmark development of local important historical interest.

Will Hall Farm stands within a mile of the High Street whilst adjoining and having fine views over open countryside. The historic market town of Alton has a good range of High Street shops, Waitrose food shop, M&S, senior schools, further educational college, Alton Convent, sports centre, two outlying golf courses and mainline railway station connecting to London Waterloo.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

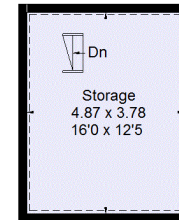
Approximate Gross Internal Area = 245.3 sq m / 2640 sq ft

Garage = 35.2 sq m / 379 sq ft

The Granary = 31.8 sq m / 342 sq ft

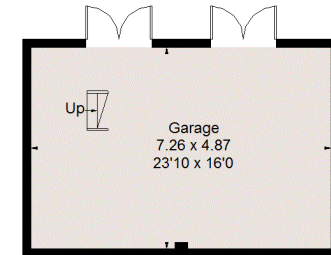
Storage = 18.4 sq m / 198 sq ft

Total = 330.7 sq m / 3559 sq ft

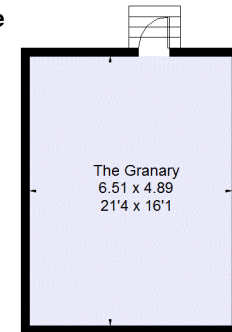


Storage

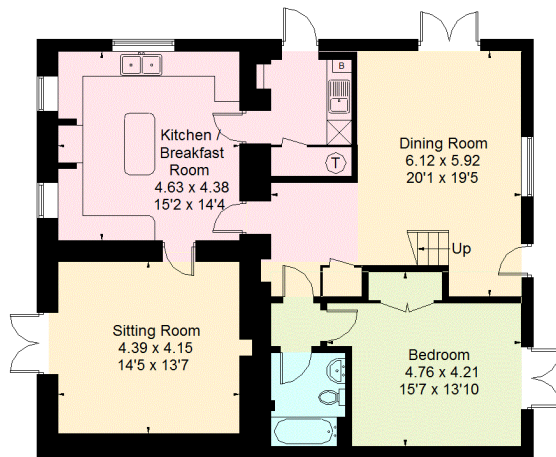
(Not Shown In Actual Location / Orientation)



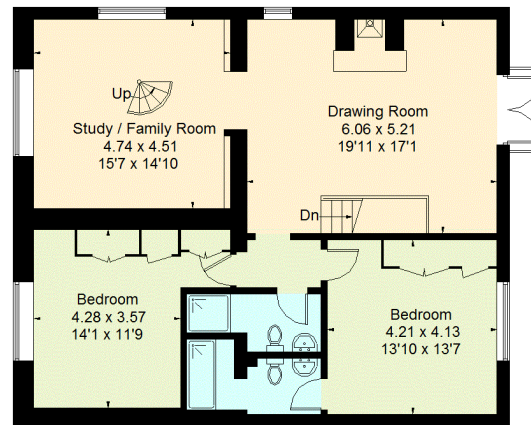
Garage



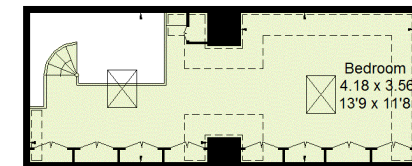
The Granary



Ground Floor



First Floor



Second Floor

FLOORPLANZ © 2016 0845 6344080 Ref: 174320

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.



