



Oakhanger
Hampshire, GU35



Beyond your expectations

A beautiful village house overlooking Shortheath Common.

Hamptons International

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Entrance & Inner Hall | Drawing Room | Sitting Room | Dining Room | 2 Studies |
Kitchen / Breakfast Room | Pantry | Utility Room | 5 Bedrooms | 2 Bathrooms (1 En Suite) | Shower Room |
Double Garage with Studio Space over | Workshop | In all Grounds of about 0.374 acres

Guide Price £825,000 Freehold

Description

A handsome individual detached house of great character occupying a beautiful edge of village location in mature grounds of just over a third of an acre adjoining and with views over Shortheath Common. The house is originally believed to date from the late 1700's and has been carefully extended to create a very appealing and interesting family home whilst still retaining all of its inherent character. The generous and versatile living accommodation features four / five reception rooms and includes a spacious drawing room with an open fireplace, dining room, sitting room and two studies. The large kitchen / breakfast room with an oil fired Aga, pantry and utility room is ideal for everyday family living. The living accommodation is complemented by five bedrooms and two bathrooms on the first floor. There is also a shower room on the ground floor. Of note, there is a very useful studio room which together with the garage and workshop could potentially be converted to create further accommodation, if required and subject to any necessary consents. This is a very rare opportunity to purchase an individual village house with potential to be a lifelong family home.

Outside

The property stands within attractive landscaped grounds providing a beautiful setting with areas of lawn together with a variety of shrubs and both young and mature trees. A paved terrace is set to the rear and provides an ideal outside seating area with fine views

towards Shortheath Common. Access to the house is via a short unmade track to the integral double garage and workshop. There are former areas of vegetable garden to the front together with two greenhouses and a timber shed. Services: Oil Fired Central Heating. Private Drainage.

Location

The house occupies a very special location adjoining and with direct access to Shortheath Common, a protected area of special scientific interest, providing ample opportunity for many country pursuits and adventures. The active village of Oakhanger has a church, public house, village hall and central play area. The larger village of Selborne is renowned for its association with Gilbert White and has a shop/post office, primary school and a public house. The historic market towns of Alton and Petersfield have a good range of High Street shops and weekly and specialist markets. Both towns have sports centres and good senior schools, Alton has a popular further education college. There are good transport links with mainline stations at Liphook, Petersfield and Alton providing a direct line to London Waterloo and access to the A3 at Greatham providing routes to London, Guildford, M25 and the south coast.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		68
(39-54) E		
(21-38) F	34	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



Floorplanz © 2016
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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.

