Woodcroft House, Chalton, Hampshire, PO8 0BD

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Guide Price: £1,250,000 *Freehold*

Situated within the South Downs National Park, a pretty, period family house in grounds of approximately 0.45 of an acre and yet within 7 miles of Petersfield.

KEY FEATURES

- Attractive detached period family house
- Accessible rural location
- Two conservatories and cellar
- Gardens of approximately 0.45 acre
- Ample driveway parking, garage and garden stores
- No onward chain

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DESCRIPTION

The property is a quintessentially pretty, period family house believed to date from the 18th Century, with flint and brick elevations under a slate roof and accommodation over two floors with a cellar. The layout can be seen in the floorplan and of particular note are the classically proportioned rooms and large windows in the front of the house, allowing light to flow through the spaces. The rear half has a different, earlier, feel adding to the variety and interest of the living areas. There are open views to the front and a secluded woodland bank to the rear. The property is centrally-heated by a wood pellet boiler, commissioned in 2022, which entitles owners to tax-free payments of £2252pa paid by OFGEM's Renewable Heating Initiative until Jan 2029. Two wood burners provide additional coziness during the winter months. Outside, the house is approached by a gravel drive with ample parking. The gardens are predominantly to the south of the house and are mainly laid to lawn with a variety of fruit trees and bushes, sections of wildflowers, orchids, mature borders and a terrace of traditional stone flags. On the northern side of the house is a flat lawn and a garage or store with mains electricity. This covers an ancient well that was accessibly capped in 2022. These kind of houses rarely become available and a viewing is strongly recommended to fully appreciate the rural location and outlook along with the accessibility of nearby amenities.

ACCOMMODATION

Porch, entrance hall, sitting room, dining room, kitchen/breakfast room, study, two conservatories, larder/utility room with butler's sink, downstairs bathroom, office, front and rear landings, principal bedroom with en-suite, three further double bedrooms, family bathroom, airing cupboard with hot water tank, cellar, garage, store with log racks, bike/potting shed, wood pellet store, gravel driveway with ample parking and gardens.

LOCATION

The property is situated in a rural position within the South Downs National Park, just to the east of the pretty village of Chalton where there is a popular pub, The Red Lion. Clanfield lies 3 miles to the west, and Rowlands Castle under 4 miles to the south. Both have a primary school, GP surgery and pharmacy, Post Office facilities, and a variety of churches, shops and eateries. In addition, golf and tennis are available at Rowlands Castle and there is bowling, tennis and badminton at Clanfield. Further amenities can be found in Petersfield, approximately 7 miles to the north where there is a bustling town centre. Shops include Tesco, Waitrose, M&S Food, and there are numerous boutiques, cafes and further shops. The train station provides a direct service to London Waterloo to the north (in approximately an hour) and Portsmouth to the south. Petersfield also has many active clubs and societies with golf available at Petersfield, horse and motor racing at Goodwood, polo at Cowdray Park and sailing along the South Coast. There are many popular schools in the area including Ditcham Park, Churcher's College, Bedales and The Petersfield School. There are extensive off-road walking/running routes in all directions from the house or very nearby. National Cycle Route 22 passes the house.

DIRECTIONS

From Petersfield, proceed south along the A3 towards Portsmouth. Pass Queen Elizabeth Country Park and take the next exit signed to Clanfield. As you leave the slip road, turn immediately right signed to Chalton and Butser Ancient Farm. As you enter Chalton, take the first turning on the left signed to Ditcham Park School and Idsworth and proceed out of the village, uphill and then downhill. Take the first (sharp) turn on your left into New Barn Lane'. After approximately 500 yards, the property is the first house on the left.

Please note: Some SATNAVs using postcodes take you to the other side of the railway. What3Words: ///bookcases.cooking.pest

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MATERIAL INFORMATION

Method of Sale: Private treaty.

Tenure: Freehold.

Construction: Largely flint elevations under a slate roof.

Services: Telephone landline, mains electricity, mains water supplied and metered by Portsmouth Water through a private pipe, jointly-owned with neighbours, from Chalton village. Wood pellet central heating/ hot water system and private drainage (septic tank).

Council Tax: East Hampshire District Council. Band: "G"

EPC Rating: "E" (48)

Service Charge: N/A

Ground Rent: N/A

Rights & Easements: None known

Flooding: To the best of our knowledge, the property has never flooded.

Mobile Signal: Good outdoors with both EE and Three. Variable outdoors with Vodafone and O2. (Ofcom). SMS and WhatsApp are good indoors with Three.

Broadband Availability: Standard available. (Ofcom). Please note that our clients installed Starlink in 2026 (usually 250-350 Mbs download. Never measured below 150 Mbs).

Parking: Single garage with space for a small car only and gravel driveway with parking for 3 cars or more with care.

Viewings: Strictly by appointment with Winkworth Petersfield

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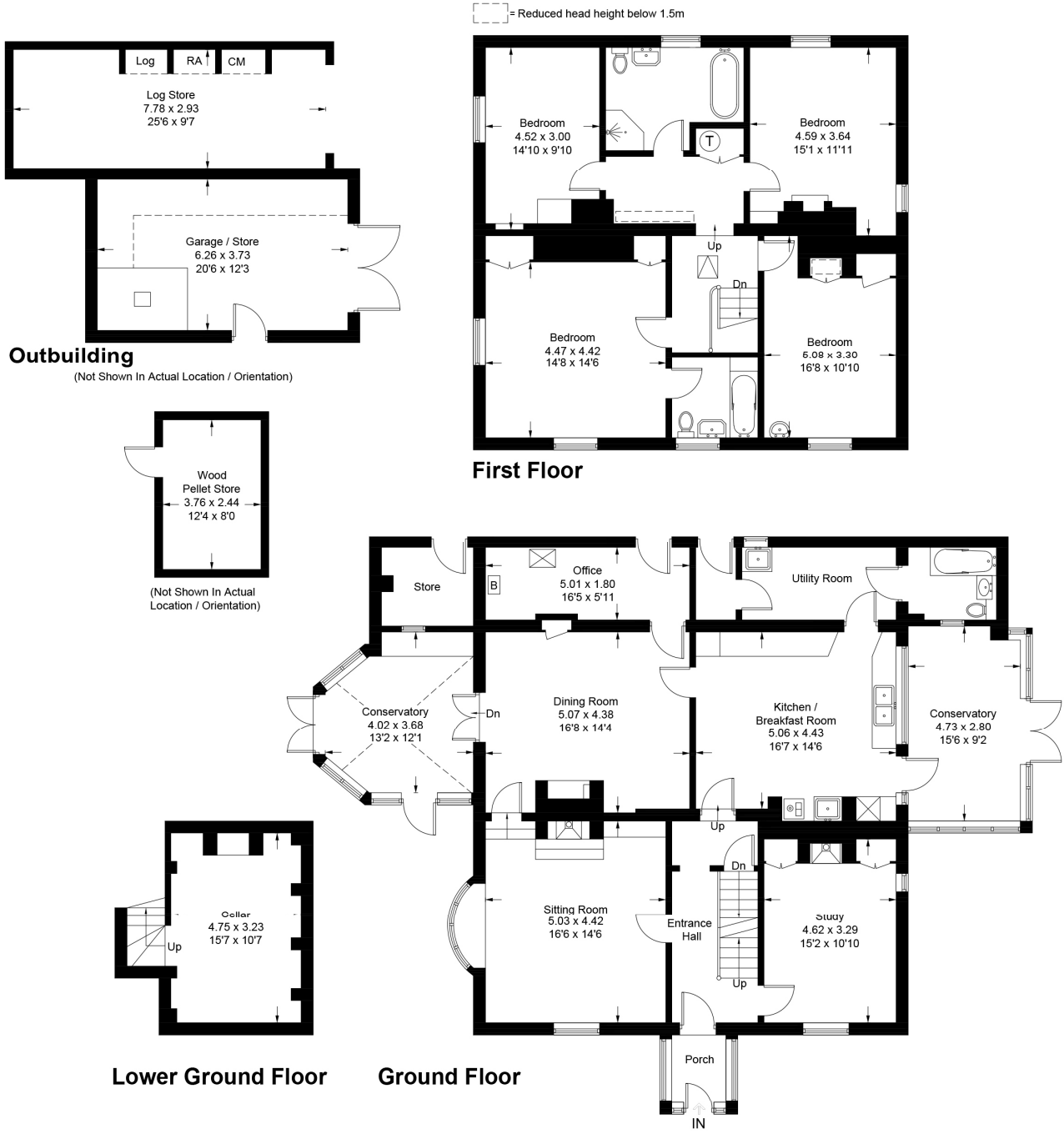
Approximate Gross Internal Area = 276.1 sq m / 2972 sq ft
(Including Cellar)
Outbuildings = 57.8 sq m / 622 sq ft
Total = 333.9 sq m / 3594 sq ft



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