



## Alexanders Lane, Privett, Alton, Hampshire, GU34

Guide Price: £1,000,000 Freehold

A period barn conversion in a delightful rural location with gardens, garaging and parking.

Main bedroom with ensuite bathroom, two further bedrooms, study/bedroom 4, large reception room, kitchen/breakfast room, double garage, parking and gardens.

EPC Rating: "F" (34).

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## DESCRIPTION

The property is a Grade II Listed barn conversion with flint and part brick elevations under a slate and tiled roof with accommodation over two floors. The layout of the house can be seen in the floorplan but of particular note is the tremendous, vaulted, large main reception room with a wood burner; a fantastic spot to thaw out during the winter months. The kitchen/breakfast room is fitted with matching floor and wall mounted units and there's plenty of room for a large family breakfast table. The main bedroom has an array of built-in wardrobes and its own en suite bathroom. There are two additional bedrooms on the ground floor along with a bathroom and separate WC. Stairs from an inner hall rise to the first floor where there is a guest bedroom. Outside, the house is approached by a path leading to the front door. The garden is to the front and is mainly laid to lawn with a variety of borders, hedging and shrubs. There is a double garage in front of which is a parking area for a number of cars. To the rear of the house is a pretty, communal landscaped courtyard. The property has been beautifully maintained over the years and an internal viewing is strongly recommended.



## SERVICE CHARGE

£1,010 per annum (2024). This covers the management of communal costs. These include maintenance, insurance, electricity, and the running of the waste treatment plant.

## LOCATION

The house is located on a country lane towards the fringes of Privett and approximately 1.7 miles to High Cross in Froxfield where there is a church, primary school and shop with a Post Office. Petersfield and Winchester with their train stations are just 6 miles and 15 miles away respectively with direct connections to London and a good selection of supermarkets, boutique shops, restaurants and pubs. Schools in the vicinity include Bedales, St Swithuns, Winchester College, Churcher's College, Ditcham Park, Alton College and The Petersfield School. Being in the heart of The South Downs National Park, the surrounding countryside is renowned for its glorious rolling hills and outdoor pursuits.

Services. Mains electricity, mains water, private drainage. LPG central heating.

## LOCAL AUTHORITY

East Hampshire District Council, Petersfield

## DIRECTIONS

From the centre of Petersfield, proceed along Station Road, crossing over the level-crossing and at the roundabout, take the second exit up Bell Hill. Continue over the A3, through Steep and up Stoner Hill and after approximately 5 miles, turn left down Alexanders Lane for a further 0.7 mile. On reaching the barn complex, take the first gravel drive on your right and follow it to the end.

Ref: AB/240090/3

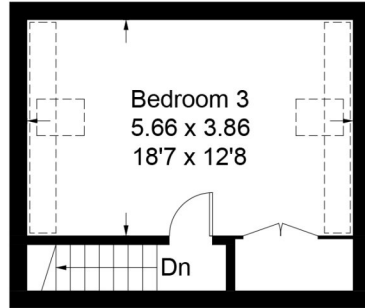


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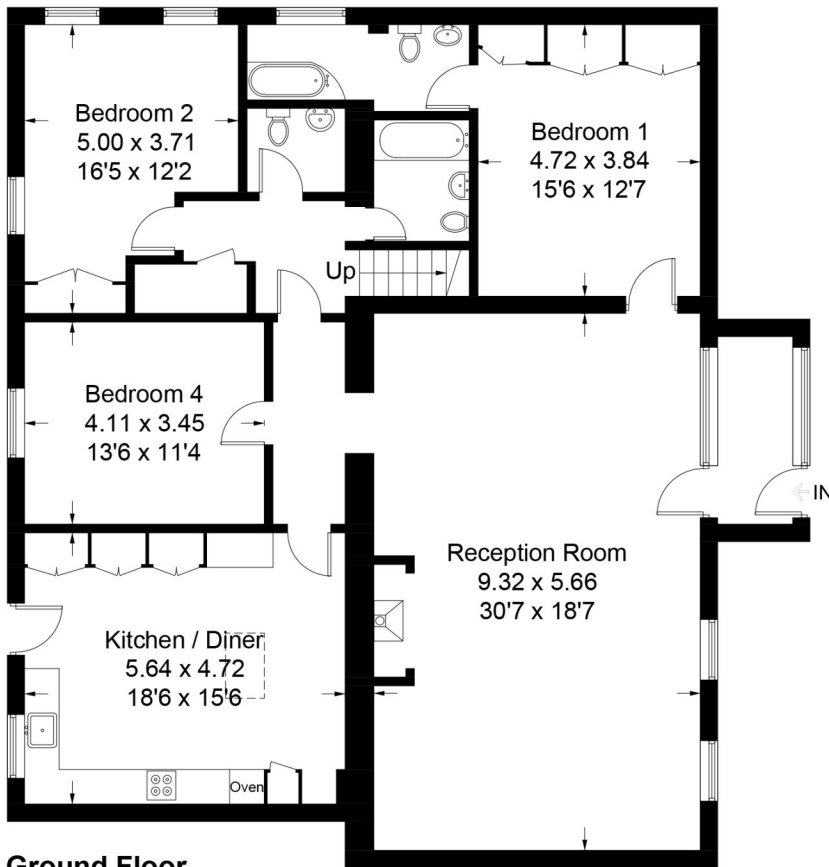
Approximate Gross Internal Area = 194.5 sq m / 2093 sq ft

Garage = 36.4 sq m / 392 sq ft


Total = 230.9 sq m / 2485 sq ft

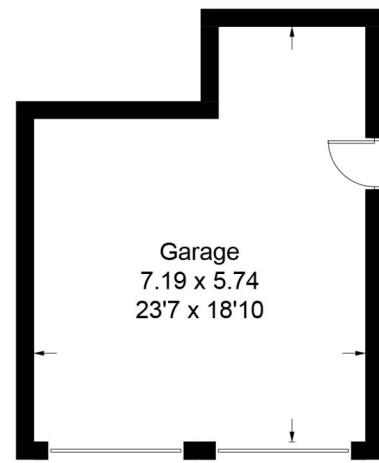


**First Floor**



**Ground Floor**

 = Reduced headroom below 1.5m / 5'0"



(Not Shown In Actual Location / Orientation)

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Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. Created by Emzo Marketing 2024

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