



Hurst Lane, Privett, Alton, Hampshire, GU34

Guide Price: £1,750,000 Freehold

In a beautiful rural position, a modern detached family house with an annexe and approximately 4.5 acres of land.

Main House: 4 bedrooms, en suite shower room, family bathroom, kitchen/dining room, sitting room, hall, study, utility room, downstairs cloakroom with WC. EPC Rating: "B" (82).

Annexe: Bedroom with bath and basin, open-plan sitting room/kitchen, downstairs cloakroom with WC. EPC Rating: "C" (80).

Gardens and paddocks. In all, approximately 4.509 acres.

Winkworth

for every step...

winkworth.co.uk/Petersfield 01730 267274



DESCRIPTION

The property is a modern, detached family home with timber clad elevations under a tiled roof and accommodation over two floors. The layout can be seen in the floorplan but of particular note is the lovely, double-height, triple aspect main reception room with a wood burner. The kitchen/dining room is fitted with floor and wall mounted units and there's a central island with enough room for a large dining table by French doors which lead outside. There's a large bedroom suite on the ground floor, allowing an incoming purchaser to live over the one floor if desired as well as a separate study. From the spacious hall, stairs lead to the first floor landing, off which are a further three bedrooms and a family bathroom. The self-contained annexe has a large open-plan area, separate cloakroom with WC and a bedroom with bath on the first floor. Outside, the house is approached by a gravel drive with ample parking. The gardens lie predominantly on three sides of the property and are mainly laid to lawn. There is a paved terrace to the south-west side of the house which can be accessed directly from the kitchen/dining room, the guest suite and the sitting room; an ideal spot for outdoor entertaining during the summer months. To the north-east of the driveway is a large paddock which has an independent access from the lane. There's a wild meadow area and a mobile field shelter. In all, the property lies in approximately 4.509 acres.



LOCATION

The property is situated in an elevated, rural position towards the fringes of Privett. High Cross within Froxfield, is just 1.3 miles away where there is a church, primary school and shop with Post Office. Further amenities can be found in Petersfield which is approximately 5 miles to the south-east. Shops include Waitrose, Tesco and M&S Food along with many independent boutiques, bars and restaurants. There is a train station providing direct access to London Waterloo in a little over one hour and the A3 links London to the north and Portsmouth to the south. Being in the heart of The South Downs National Park, the surrounding countryside is renowned for its natural beauty and outdoor pursuits. There are many popular schools in the area including Bedales, Churcher's College, Ditcham Park, St. Swithun's, Winchester College, Peter Symonds Sixth Form College, The Alton School and The Petersfield School.

LOCAL AUTHORITY

East Hampshire District Council, Petersfield

SERVICES

Mains water and electricity. Oil fired central heating, solar panels and shared, private drainage.

DIRECTIONS

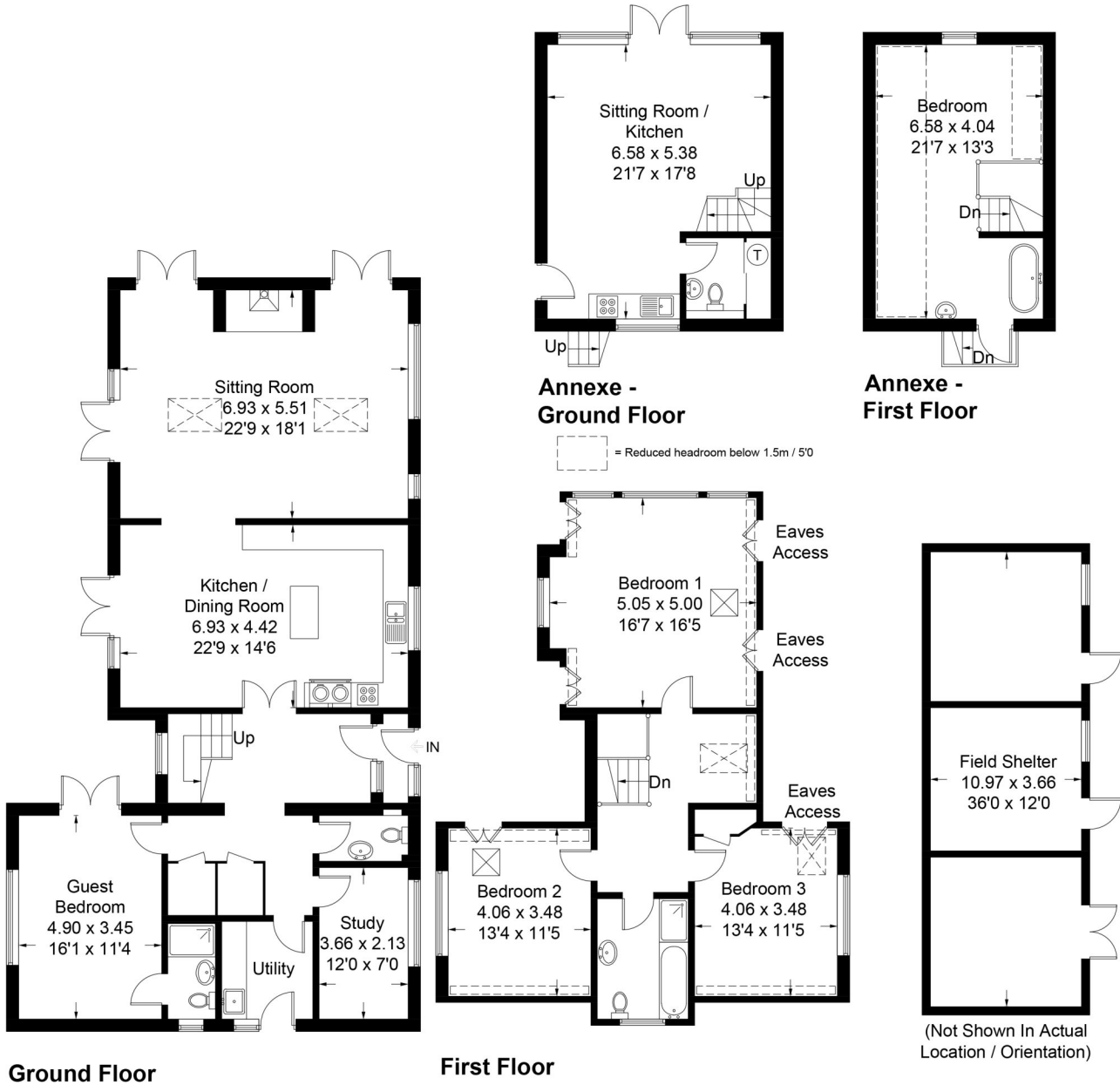
From the train station in Petersfield, proceed over the level crossing along Winchester Road and at the first roundabout, take the second exit up Bell Hill. Continue out of the town, over the A3 and through Steep. At the top of Stoner Hill, bear left signed to Froxfield and in the centre of High Cross, bear right immediately before the church. Proceed to the end of the lane and then turn left and then the first right. At the end of the lane, turn right onto Hurst Lane and the drive for the property is situated after a short distance on your left-hand side.

Ref: AB/230081/2



Hurst Lane, Privett, GU34

Approximate Gross Internal Area = 206.9 sq m / 2227 sq ft
 Annexe = 62.9 sq m / 677 sq ft
 Outbuilding = 39.9 sq m / 429 sq ft
 Total = 309.7 sq m / 3333 sq ft



PRODUCED FOR WINKWORTH ESTATE AGENTS.

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.

Under the Consumer Protection from Unfair Trading Regulations 2008 (CPR), these Particulars are a guide and act as information only. All details are given in good faith and are believed to be correct at time of printing. Winkworth give no representation as to their accuracy and potential purchasers or tenants must satisfy themselves by inspection or otherwise as to their correctness. No employee of Winkworth has authority to make or give any representation or warranty in relation to this property.