



The Old Vicarage

CHURCH LANE | PRIVETT | ALTON | HAMPSHIRE | GU34 3PE

Wilson | Hill

House: Master Bedroom with En Suite Bathroom Adjacent Dressing Room/Bedroom 7 | 5 Further Bedrooms | Family Bathroom | Shower Room | Entrance Hall | Drawing Room
Dining Room Sitting Room | Study | Kitchen/Breakfast Room | Cloakroom | Utility Room | Boot Room

Cottage – can be integrated or separate: 2 bedrooms | Bathroom | Kitchen | Sitting Room | Dining Room

2 Garages | Hard Tennis Court | Extensive Gardens, Grounds and shelter-belt Woodland backing onto farmland of about 2.35 acres (0.95ha)

Situated within the South Downs National Park and Privett Conservation Area

Mileages: Petersfield 5.6 miles, Alton 10 miles, Alresford 8 miles, Winchester 14.5 miles, Guildford 29 miles, London 60 miles

Main line station and A3(M) at Petersfield. Main line station and M3 at Winchester.







I The Property

The Old Vicarage is a charming country home which is beautifully presented and set in mature and well-established gardens and grounds. The house has Victorian origins with later additions and is a quality period family home with particularly well-proportioned living space forming a large 'T' shaped floor area. This also incorporates a 2 bedroom cottage to the rear, which can be used either as separate space for staff, letting or integrated as part of the house. Given the Victorian heritage there are well proportioned reception rooms with high ceilings and mainly sash windows

allowing for a light and airy interior and lovely views into the garden and vistas over the church and countryside beyond. The house is not listed and has scope for a family to adapt by opening up the interior further. There is a brilliant boot room and several back entrances for access to the drive or garden. Overall, a really wonderful family house that can cope with formal entertaining or just be filled with family and fun. The gardens and grounds are private to the rear and provide amazing space for children to explore and enjoy over many decades.



Cottage Sitting Room



Cottage Kitchen



Location

Set on the junction of two country lanes in the heart of the South Downs National Park, The Old Vicarage is adjacent to the landmark Privett Church. The house is set on high ground and has mature boundary hedges/rhododendrons and shelter-belts which provide a private setting with farmland to the rear.

Privett is an active community with a local village hall and is part of the Parish of Froxfield, a collection of rural hamlets with High Cross at its centre where there is a village primary school, larger Jubilee Hall with sports club, church and a shop/post office. A more local Budgens Express store and petrol station is a handy 3 minute drive away, and in West Meon there is a doctor's surgery, butcher and further local shop and pub. The extensive network of local lanes provides amazing walks, cycling routes and access to footpaths ideal for any country/outdoor enthusiasts.

Petersfield and Winchester are both accessible via the A272 with their comprehensive range of facilities. The A3(M) provides good regional transport links to

Guildford and Portsmouth (ferry services). At Winchester the M3 also links to Southampton and Eastleigh airport. There are well regarded state and private schools within the region, including TPS, Bedales and Churcher's in Petersfield, St Swithun's and Winchester College in Winchester and The Alton School in Alton. A local Montessori school operates from the Privett village hall nearby. There is also a station with train services to London Waterloo from Petersfield.





Outside

The gardens and grounds form a private environment, characterised by many beautiful mature trees and shrubs providing hidden areas to explore including a boundary walk winding under a Rhododendron canopy. There are expanses of lawn, an orchard area and a wonderful array of bulbs providing a carpet of early spring colour. The hard tennis court is discreetly

positioned behind the garage with vegetable garden beyond. With the many trees and shrubs it is a safe haven for wild life and bird life. Behind the house is a more private courtyard feel so everyone can find a corner for themselves in the garden making it a joy for all generations to explore or enjoy. In all the garden and grounds extend to about 2.35 acres (0.95ha)



Approximate Area = 502.3 sq m / 5407 sq ft
 (Including Cottage)
 Garages = 42.0 sq m / 452 sq ft
 Total = 544.3 sq m / 5859 sq ft
 Including Limited Use Area (9.4 sq m / 101 sq ft)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
 fourwalls-group.com 297548

Directions to GU34 3PE

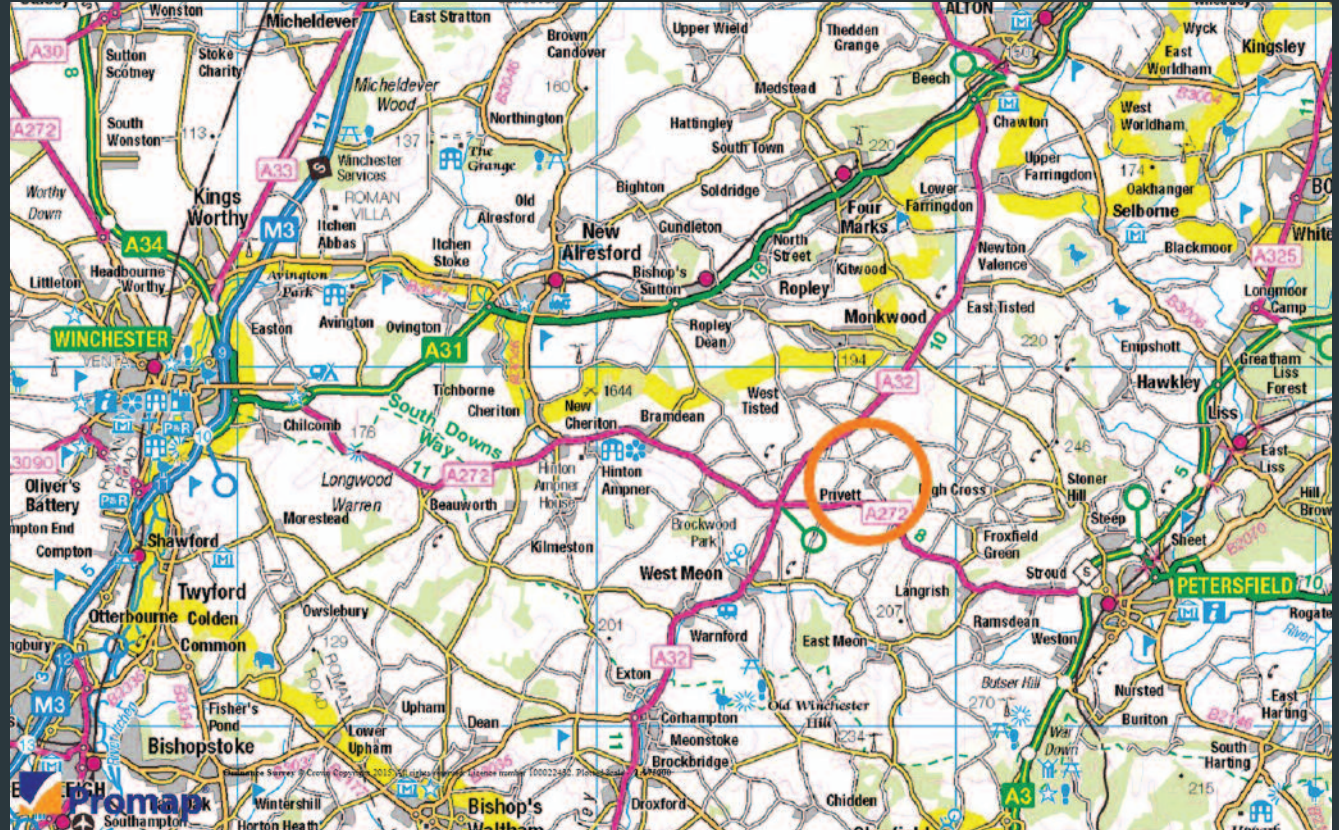
From Petersfield/A3(M) leave on the A272 (towards Winchester), follow for 4.3 miles, turning right (signposted Privett/Privett Centre). Proceed up the hill and at the top as you see the grassy triangle turn right into the drive of the Old Rectory.

WHAT3WORDS

///chatting.pebble.reclusive



Viewing strictly by appointment



Services: Mains water and electricity. Oil fired boiler providing hot water and heating. Private drainage.

Council: East Hampshire District Council,
www.easthants.gov.uk, 01730 266551

Council Tax: House – Band H Cottage – Band A

EPC: House – F33 Cottage – D55

Wilson Hill have not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Maps and plans shown as a guide only.

Details and photographs dated May 2022

