



The Priory

11 HOWARDS LANE | HOLYBOURNE | ALTON | HAMPSHIRE | GU34 4HH

Wilson | Hill

Master Bedroom with En Suite Bathroom & Dressing Room (Bedroom 7) | 5 Further Bedrooms (1 with En Suite Shower Room) | Family Shower/Bathroom | Separate WC
Top Floor 5 Further Attic Rooms | Reception Hall | Drawing Room | Sitting Room | Dining Room | Study/Snug
Kitchen/Breakfast Room with AGA | Larder | Boot Room | Utility Room | Cloakroom | Cellar | Thatched Barn with Stabling, Storage and Car Port Garaging
Mature well stocked and landscaped Garden about 1.3 acres (0.53 ha) with Spring Fed River
Mileages: Alton 1.3 miles, Farnham 8.9 miles, Odiham 8.2 miles, Guildford 19.5 miles, Winchester 19.4 miles, London 50.5 miles
Local station at Alton 1.1 miles. M3 J5 9.5 miles, A3 16.9 miles, Heathrow Airport 35.8 miles







I The Property

The Priory enjoys a secluded position in the heart of the village within a timeless English country garden and grounds which include a spring fed stream gently meandering through the lower garden. The house is Listed Grade II and believed to date from the 16th and 17th Centuries, with later 19th Century additions. Inside the house has well-proportioned living space spread over two floors with a generous attic floor. There are many charming character features arising from the period ancestry, including open fireplaces, exposed timbers, oak panelling, stone mullioned windows, cosy corners which contrast with the generous ceiling heights and sash windows of the 19th Century era. Three reception rooms lead off a welcoming reception hall with open fireplace and a

central passage leads to the working end of the house where there is a lovely farmhouse style kitchen/breakfast room, study/snug, rear boot room, larder and utility room providing a practical space for the family and easy access into the garden.

Upstairs a generous main bedroom suite is at one end of the house with en suite bathroom and dressing room/ bedroom 7. Five further bedrooms are accessed off a central landing and grouped well together ideal for family or guest space, one with an en suite shower room.

Planning consent has been granted to construct a loggia off the Drawing Room and Sitting Room (Ref EHDC 28054/033).





The attic floor forms 5 further rooms currently used for storage, and accessed via an existing internal staircase up, but it can easily be shut off as needs apply. There is also a useful wine cellar. The house is complemented by a generous old thatched barn, a beautiful spring fed river and a fabulous well stocked garden with many mature trees, fruit trees and expanses of lawn, numerous spring bulbs and areas providing both privacy and plenty of space for children to free range in. Overall, a fantastic family home.

| Location

Whilst in the central core of the village and the conservation area, The Priory has an unspoilt waterside aspect and is well set in the heart of its own beautiful grounds. Holybourne is well located close to Alton with handy access to the A31 and within easy reach of Farnham. The village lies at the foot of Holybourne Down and is part of a rural landscape that has remained largely

unaltered over many centuries. The spring fed 'Bourne' feeds into the River Wey which passes to the south of the village and also rises at Alton. The village has an active community with local amenities (much of it within walking distance) including an excellent village shop and post office, Church, pub, pre-school and primary school, sports clubs, Holybourne Theatre, village hall and the local train station at Alton with services to London Waterloo in just over an hour.

The extensive network of local lanes, footpaths and bridleways provide amazing walks and many cycling routes, ideal for any country/outdoor enthusiasts. The A31 is under a mile away and provides good regional transport links to Guildford and Winchester and the M3 lies conveniently to the north at Hook/Odiham. There are extensive schooling options in Alton (also with a Waitrose, Sainsburys, Aldi, Lidl and an M&S food hall) including Eggars, Amery Hill secondary schools and



Alton College nearby in the state sector, and in the private sector The Alton School, Lord Wandsworth College (Long Sutton), Winchester College and St Swithun's (Winchester) and Edgeborough/Barfield at Farnham.



Outside

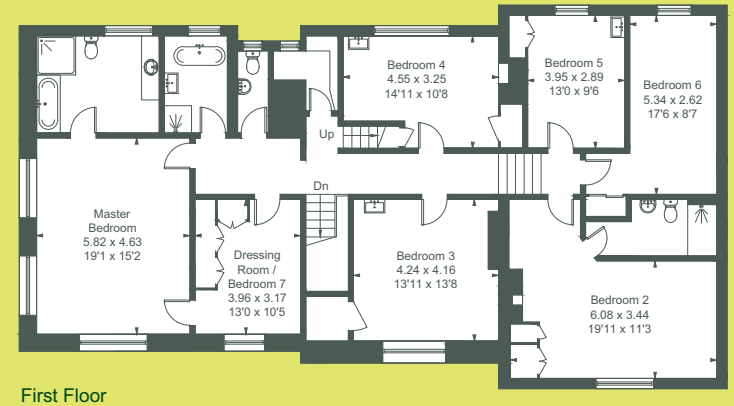
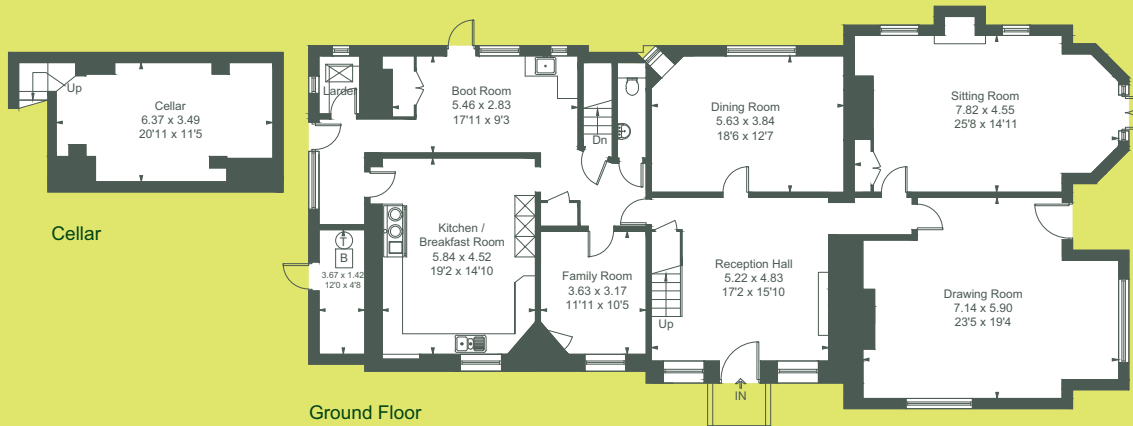
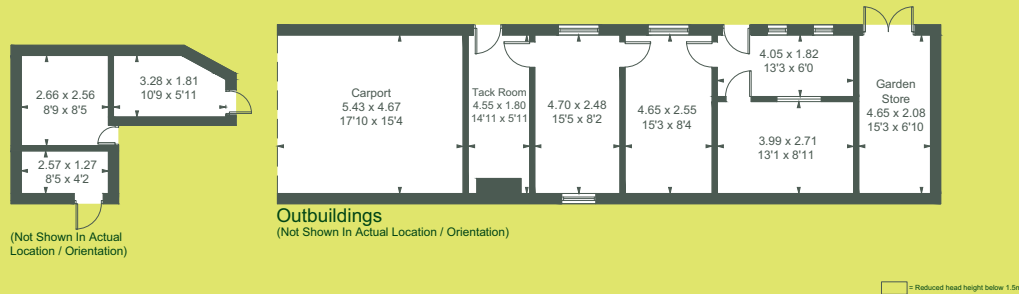
The exceptional garden and grounds have been established and landscaped over centuries. The house has a gated entrance with tree lined drive which sweeps up to the front of the house. The lovely old thatched barn is set off the drive with further parking area and internally provides car port garaging, storage and stabling. The formal garden is arranged into various areas around the house.

There are lovely expanses of sweeping lawn to the front and one corner of the garden with mature hedges and boundary trees providing privacy and space for children to roam in. To one side is a secluded terrace and kitchen garden sheltered by hedges with steps linking to the rear gravelled terrace which overlooks the lower waterside garden. A spring fed river meanders through the lower garden with a

shallow waterfall and shaped pond with bridge, providing not just a haven for wildlife (with resident kingfisher and waterfowl), but a tranquil area to enjoy with the sound of gently running crystal clear water. Overall an amazing haven for children to grow up in and enjoy or for any keen gardener to continue the stewardship of this remarkable English country garden. In all about 1.3 acres (0.53 ha).



Approximate Area = 499.5 sq m / 5377 sq ft
 Outbuildings = 79.1 sq m / 851 sq ft
 Total = 578.6 sq m / 6228 sq ft

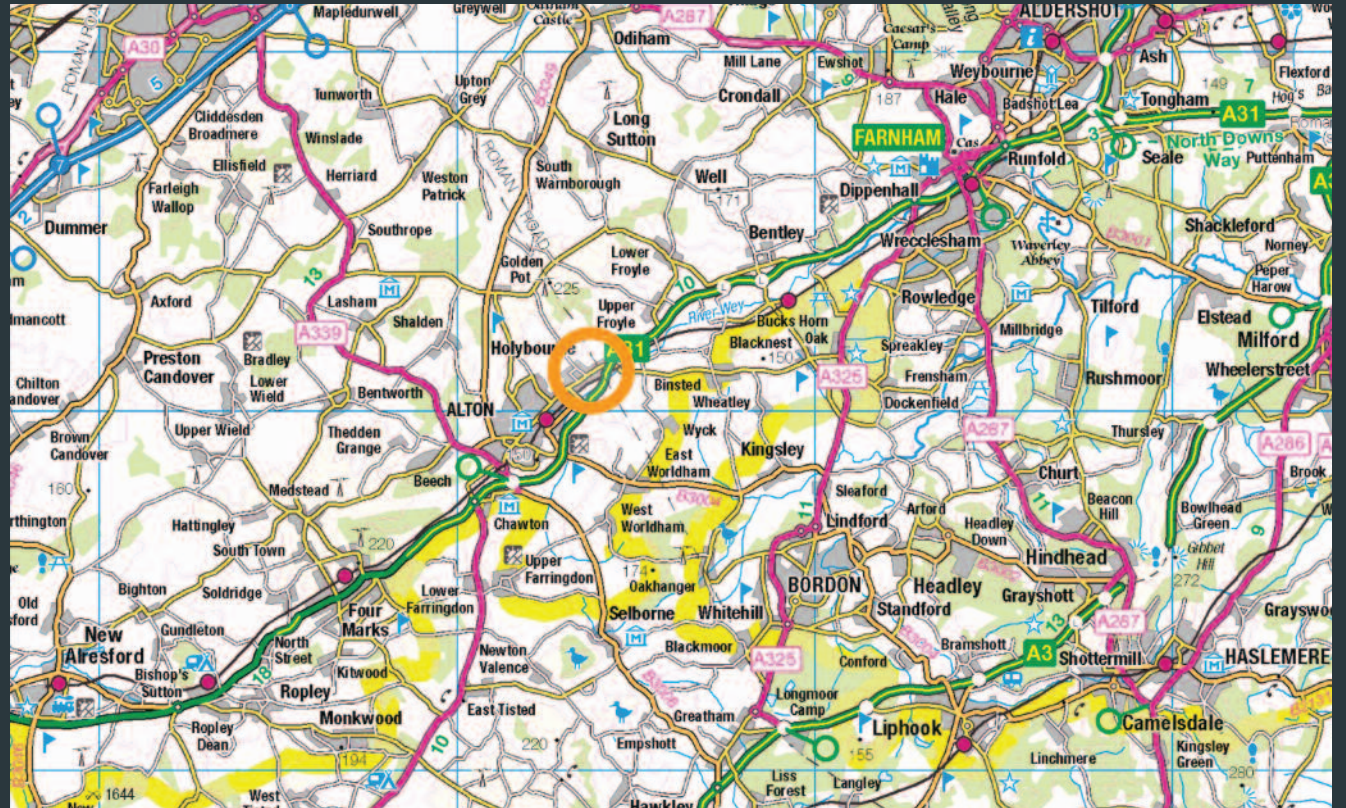


Directions to GU34 4HH

From the A31 take the Alton exit (on the East side of Alton) cross the river and at the traffic lights turn right into Holybourne. Carry on past the Theatre and The Village school, turning left soon after into Howards Lane (narrow lane). The Priory entrance will be found a short distance along on the right hand side.



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Services: Mains water, mains drainage, electricity and gas.

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

Council Tax: Band H. **EPC:** None as Listed building.

Postal Address: The Priory, 11 Howards Lane, Holybourne, Alton GU34 4HH

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.

Photographs dated October 2020, September 2022 and April 2023.

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