



## Wick Hill Farmhouse

HARTLEY MAUDITT | ALTON | HAMPSHIRE | GU34 3BP

Wilson | Hill

5 Double Bedrooms | 2 En Suite Bath/Shower Rooms | Family Bathroom | Entrance Hall | Drawing Room | Sitting Room | Dining Room | Study/Playroom

Kitchen/Breakfast Room with AGA | Larder | Boot Room | Cloakroom | Basement Utility Room

Substantial Converted Open Plan Thatched Timber Framed Barn (about 1,670 sq. ft) | Garage with Store external staircase to Studio over with Shower Room

Timber Garden Shed | Timber Store | Timber Playhouse | Garden and paddock in all about 3.75 acres (1.51 ha)

Alton 4.7 miles, Petersfield 12.5 miles, Farnham 11 miles, Winchester 20 miles, Guildford 24 miles, London 55 miles, A3 5.6 miles, M3 J5 14 miles, A31 3.7 miles, Stations at Alton & Farnham.







## | The Property

Wick Hill Farmhouse is a charming unlisted period family home in a secluded rural setting with neighbours and a wonderful converted barn providing incredible vaulted and open plan ancillary space for hobbies, entertaining or overflow space to the house. The views from the house and land are some of the finest in Hampshire and far reaching in parts, it is a unique location and ideal for anyone with outdoor country interests.

The house provides comfortable space on basement, ground, first and second floors with a farmhouse type open plan kitchen/breakfast/dining room at the heart of the house, good boot room and larder for day-to-day life and two well proportioned reception rooms provide more formal space at either end of the house straddling a lovely central hallway.

There is plenty of character with exposed timbers, brick/stone walls and inglenook fireplaces. Upstairs the house can flex as family needs dictate with 5 double bedrooms over two floors all of which have interesting views or aspects. The garage has a useful studio room over with shower room and further ancillary space for housekeeper or guest.



## Location

Hartley Mauditt and Wick Hill are one of East Hampshire's best kept secrets, secluded and rural yet remarkably accessible. Alton is just under 5 miles away and Petersfield under 12.5 miles to the south. It is a virtually untouched landscape of undulating countryside characterised by ancient

wooded chalk escarpments/hangers. Wick Hill is at the end of a no through road and Wick Hill Farmhouse has a dramatic southerly aspect looking towards Selborne, famous for being the home of the 18th Century naturalist Gilbert White. The area is characterised by small villages and farming hamlets spread over a

series of meandering lanes with a timeless feel. Whilst secluded there is a vineyard next door and other properties in the lane. There are miles of local footpaths to explore and bridlepaths directly from Wick Hill for those who ride and also a fantastic network of local lanes providing country cycle routes. The nearest shopping facilities are in Alton where the A31 provides good regional transport links to Winchester and Farnham. The A3 is also accessible at Liss, linking to Guildford and Portsmouth on the south coast.

Hampshire is well catered for with top performing state and independent schools all within the region (The Alton School, Bedales, Edgeborough, Highfield, Churcher's and St Swithun's).





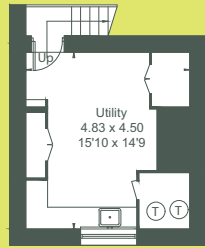
## Outside

The garden is arranged mainly to the south of the house with expanses of lawn, a lovely terrace around the back of the house and a small natural habitat pond. Some raised vegetable beds provide scope for the kitchen gardener and the many trees, shrubs and mature boundary hedges create a haven for birdlife

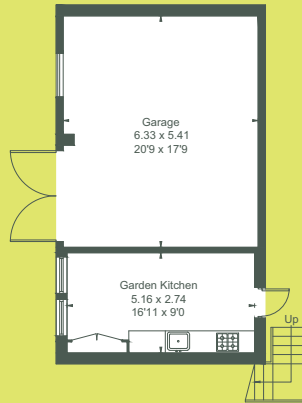
and palette of seasonal colour. Adjoining the bottom of the garden is a handy paddock in all the garden and grounds extend to about 3.75 acres (1.51 ha) overall fantastic space for children to free range in or any keen gardener to enjoy.



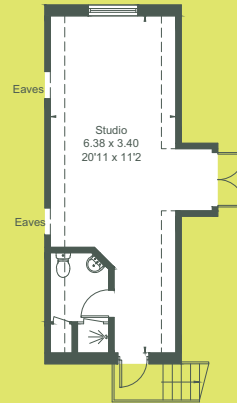
Approximate Area = 386.9 sq m / 4164 sq ft  
 Outbuildings = 237.9 sq m / 2561 sq ft  
 (Including Garage)  
 Total = 624.8 sq m / 6725 sq ft  
 Including Limited Use Area (7.0 sq m / 75 sq ft)



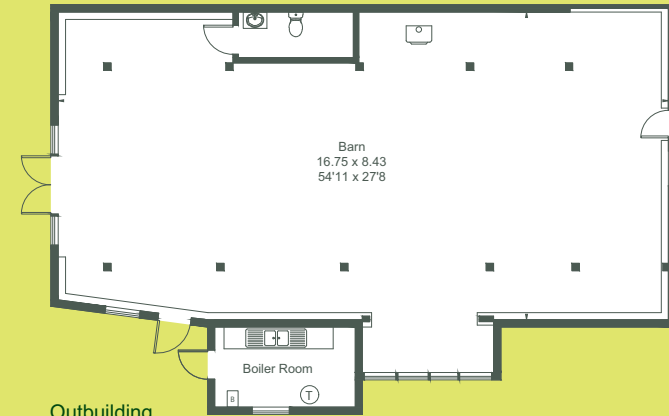
Lower Ground Floor



Garage - Ground Floor



Garage - First Floor

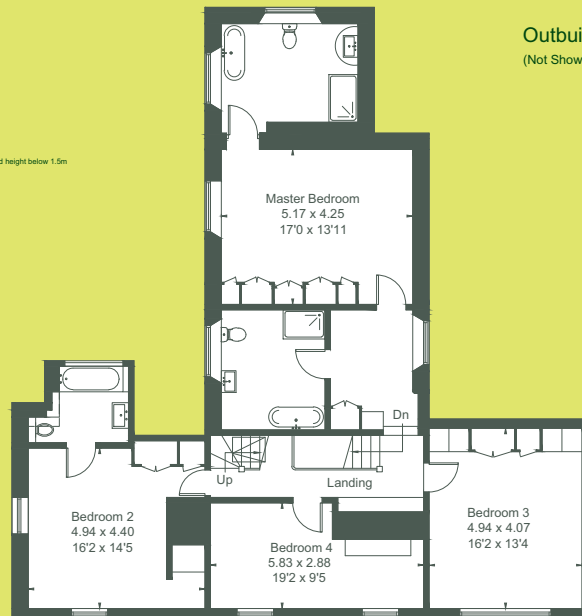


Outbuilding  
 (Not Shown In Actual Location / Orientation)

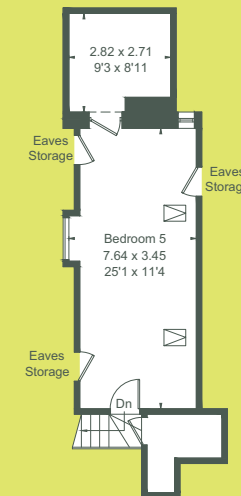


Ground Floor

Reduced head height below 1.5m



First Floor



Second Floor

## **I Directions to GU34 3BP (DO NOT RELY ON SAT NAV)**

From London exit the A3 at the Liss Ham Barn roundabout, taking the third exit (B3006) to Selborne. Follow this road into and through Selborne. After 1.5 miles turn right at the crossroads by an old Toll House (to West Worldham), \*carry on for about 0.4 mile and turn right at the grassy triangle (marked Hartley Church/Oakhanger), follow this winding country lane (passing a pond and church) for about 1 mile and turn right by a grassy triangle (marked Wick Hill Farm & No Through Road). Follow to the very end and you will find Wick Hill Farmhouse on your right after the thatched barn.

From Alton head southwest on the B3006 towards Selborne, pass under the A31 after about 1.5 miles turn left at a crossroads (by old Toll House) to West Worldham and follow as \* above.

 **WHAT3WORDS** ///island.family.perused

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.

**Viewing strictly by appointment**



**Services:** Connected to metered mains water, electricity, LPG heating and private drainage septic tank. The oil boiler in the Barn has been disconnected, but can be recommissioned.

**Council:** East Hampshire District Council, [www.easthants.gov.uk](http://www.easthants.gov.uk), 01730 2665516

**Council Tax:** Band G

**EPC's:** House: F30, Studio: D56

Details and photographs dated June 2023

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**Wilson | Hill**