



## The Old Granary

ALEXANDERS LANE | PRIVETT | HAMPSHIRE | GU34 3PW

BCM

Wilson | Hill

Principal Bedroom with En Suite Bathroom & Dressing Area | 2/4 Further Bedrooms | Bedroom 5/Study | Family Bathroom | Kitchen/Breakfast Room | Sitting/Dining Room  
Drawing Room with Galleried Landing | Bedroom 4/Hobbies Room/Office | Cloakroom | Parking | Detached Double Garage  
Attractive Gardens and Grounds of approximately 0.2 Acres (0.08 ha)

Mileages: Petersfield 4.3 miles, Alton 11.9 miles, Alresford 11.7 miles, Winchester 17.7 miles, Guildford 30.6 miles. Main line station and A3 at Petersfield.



### **| The Property**

The Old Granary is an attractive, well-proportioned and flexible Grade II listed country property enjoying a delightful rural position. With pretty brick and flint facing elevations, the property provides comfortable and spacious accommodation throughout, arranged over three floors, with particular features of note including a

delightful first floor vaulted sitting room boasting lovely rural views over neighbouring countryside, a spacious principal bedroom suite, wonderful family/dining room with window shutters and direct access to the gardens and a hobbies room which would make a lovely home office or an additional bedroom.



### | Location

Set off a country lane in the heart of the South Downs National Park, the property is located amid a gently undulating rural landscape that has remained largely unchanged for hundreds of years. Privett forms part of the Parish of Froxfield; a collection of rural hamlets with High Cross at its centre where there is a village primary school, Jubilee Hall with sports club, church and a shop/post office. The extensive network of local lanes provides amazing walks, cycling routes and access to footpaths ideal for any country/outdoor enthusiast. Petersfield is a short drive away with its comprehensive range of facilities. The A3 provides good regional transport links to Guildford and the south coast and



there are regular train services from Petersfield to London Waterloo in just over an hour.



### | Outside

Approached via a shingled drive leading to a parking area and the detached double garage, a path beside the garage leads to the lovely cottage garden, which is predominantly lawned, interspersed with mature flowerbeds enjoying a notably sunny aspect with attractive brick and flint walling and mature hedging down either flank providing good privacy. A side gate from the garden patio opens onto the neighbouring lane which in turn provides easy access into countryside. In all the gardens and grounds extend to approximately 0.2 acres (0.08 ha).



## Directions to GU34 3PW

From Petersfield leave via Bell Hill (marked Steep/Froxfield). Proceed out of the town through Steep and straight on up Stoner Hill continuing straight on at the top of the hill passing The Trooper Inn on your right. From The Trooper Inn, continue for approximately 2 miles turning left into Alexanders Lane. Follow the lane for approximately 0.8 miles where the shingled entrance to The Old Granary will be found on the right hand side. The Old Granary is the first property on the left.

 **WHAT 3 WORDS** ///grudge.coasters.newly



Details and photographs dated August 2023

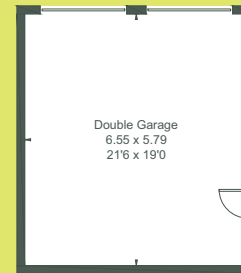
Viewing strictly by appointment.

Approximate Floor Area = 246.8 sq m / 2656 sq ft

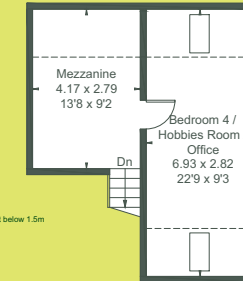
(Including Mezzanine)

Garage = 38.0 sq m / 409 sq ft

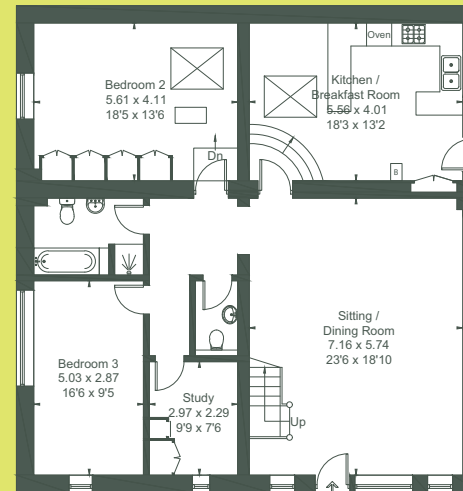
Total = 284.8 sq m / 3065 sq ft



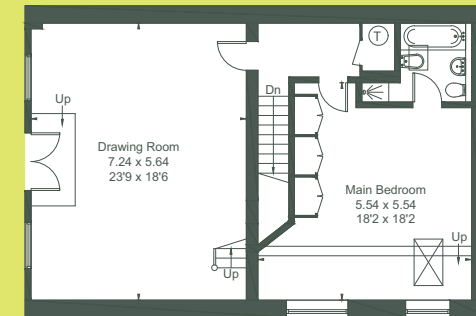
(Not Shown In Actual Location / Orientation)



Second Floor



Ground Floor



First Floor

Drawn for illustration and identification purposes only by fourwalls-group.com 322895

**Services:** LPG gas heating. Metered water. Private drainage. Mains water (metered) & Electricity.

**Local Authority:** East Hampshire District Council  
[www.easthants.gov.uk](http://www.easthants.gov.uk) 01730 266551

**Council Tax:** Band G

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.

