



The Old Station House | Sages Lane | Privett | Alton | Hampshire

The Old Station House

Sages Lane | Privett | Alton
Hampshire | GU34 3NP

Guide Price £1,100,000

- Historic Former Railway Station built in 1903
- Part of The Meon Valley Railway
- Converted into a Stunning Family Home
- Original Character Features Throughout
- Lovely Garden with Outlook over Fields
- Excellent Parking, Garage with Workshop
- Situated in the South Downs National Park and Privett Conservation Area

An opportunity to own an historic building. Situated in a commanding position on a disused railway, Privett Station has been sympathetically converted into a unique, individual home, whilst completely retaining its character feel. Built in 1903, it is one of only three remaining stations on the former Meon Valley Railway, which ran for 22 miles between Alton and Fareham, part of The London and South Western Railway. Privett Station was at the summit of the line at 519 feet (158 metres) above sea level. Due to its remote location, the station was not much used and eventually closed at the same time as the railway itself in 1955.

All the stations on the line were built to an extraordinary high standard and incorporated impressive passenger facilities, which included a large booking office with a vaulted timber framed roof, and separate 'gentlemen's' and 'ladies' waiting rooms. Designed in a 'Tudor Revival' style, the station is brick-built with attractive Portland stone mullioned windows and gables. The long platform remains, with its original lamp posts, adding greatly to the property's character.



The large garden and grounds extend to about two acres, with a large lawn and beautiful views over the neighbouring fields. Adjoining the property is a long former rail tunnel, which can be rented from The Highways Agency. There is excellent parking and a large garage building, with a workshop/store.

The property has been sympathetically and imaginatively converted into a beautifully spacious family home whilst maintaining the original character of the building. The flexible layout could be configured in a number of different ways, and we believe it could also be extended, subject to planning consent. Extensions have been built on the other two identical stations.

The flexible accommodation comprises four double bedrooms, a large kitchen/breakfast room, featuring a bespoke, hand-built wooden kitchen, a dining room, drawing room and study. The old booking hall, with the original double doors has a wonderful wooden vaulted ceiling, making for an impressive sitting room. Exposed floorboards, the original fireplace, now with large wood burner, and the old doors onto the platform, are further features of this stunning room. There is a large family bathroom, an en suite to one of the bedrooms and an additional downstairs shower room and cloakroom/utility room. The former parcel office has been converted into a downstairs guest bedroom whilst part of the original ticket office could be utilised as a music room, with a wrought iron spiral staircase to a spacious bedroom and en suite above.

SERVICES

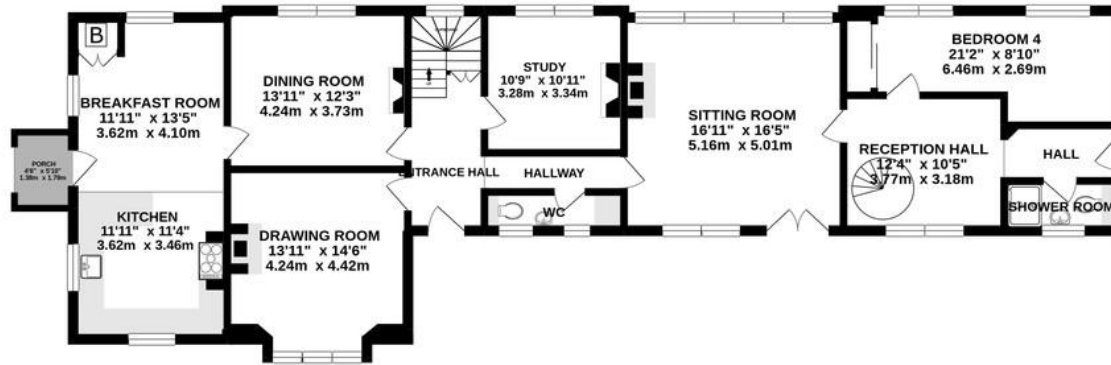
Mains water and electricity, oil- fired boiler, private drainage

LOCAL AUTHORITY INFORMATION

East Hampshire District Council
Council Tax Band: F

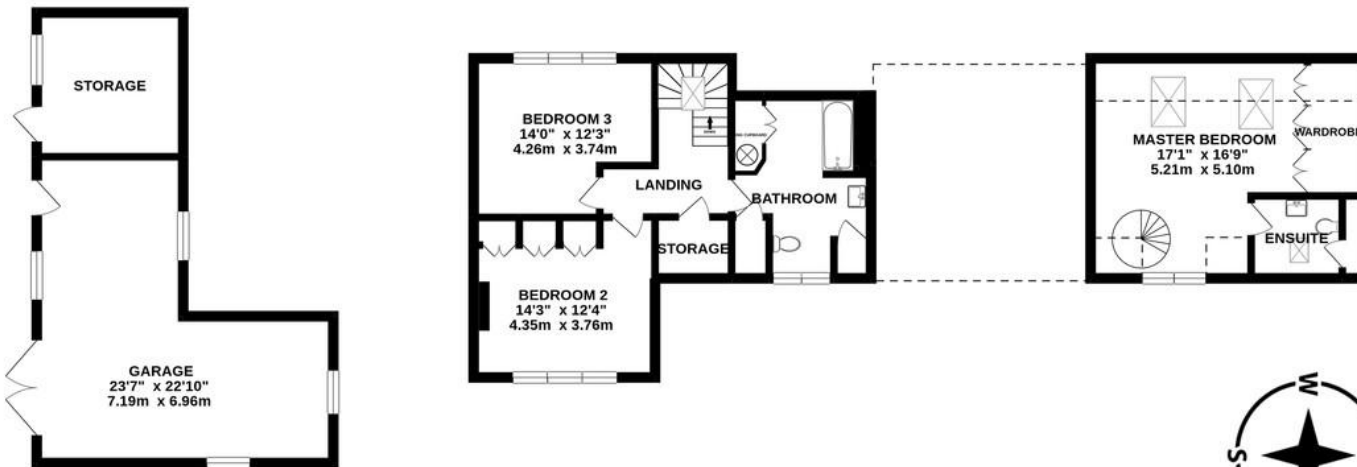


GROUND FLOOR
1573 sq. ft. (146.2 sq. m.) approx.



GARAGE
523 sq. ft. (48.6 sq. m.) approx.

1ST FLOOR
949 sq. ft. (88.2 sq. m.) approx.



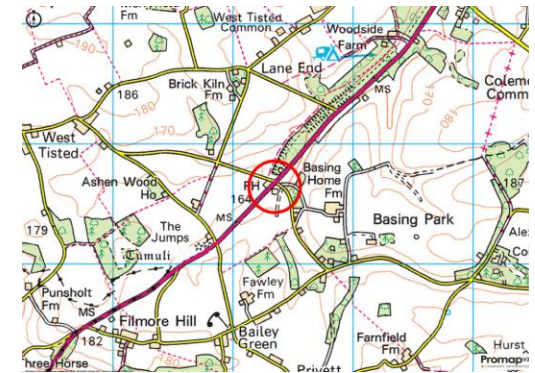
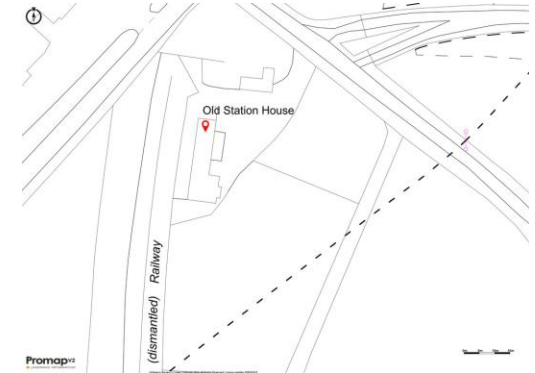
TOTAL FLOOR AREA : 3046 sq. ft. (283.0 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
A (92-100)			A (92-100)		
B (81-91)			B (81-91)		
C (69-80)			C (69-80)		
D (55-64)			D (55-64)		
E (39-54)			E (39-54)		
F (21-38)			F (21-38)		
G (1-20)			G (1-20)		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
	EU Directive 2002/91/EC	69		EU Directive 2002/91/EC	61
	England, Scotland & Wales	44		England, Scotland & Wales	38



DIRECTIONS

The property is located just off the A32 which runs from Fareham to Alton. Sages Lane will be found about 2.5 miles north of the West Meon Hut junction with the A272, and about 7 miles south of the junction with the A31 at Chawton. Turn into Sages Lane, and The Old Station House is the first driveway on the right hand side.



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