



## Severn Wells

ALEXANDERS LANE | PRIVETT | ALTON | HAMPSHIRE | GU34 3PW

BCM

Wilson | Hill



**House:** Main Bedroom with En Suite Bathroom | 3 Further Bedrooms | 2 Further Bathrooms (1 En Suite) | Entrance Hall | Sitting Room | Snug | Study  
Dining Room | Kitchen/Breakfast Room | Garden Room | Utility Room | 2 Cloakrooms

**Flat:** Can be Integrated or Separate – 2 Bedrooms | Bathroom | Kitchen/Breakfast Room | Sitting/Dining Room



## | The Property

A charming character country home with versatile space set in a secluded unspoilt rural setting. The main house has a lovely entrance hall, five reception rooms and four first floor bedrooms with 3 bathrooms (2 en suite). Many of the reception rooms and bedrooms have rural aspects and overlook the garden. A first floor two bedroom flat

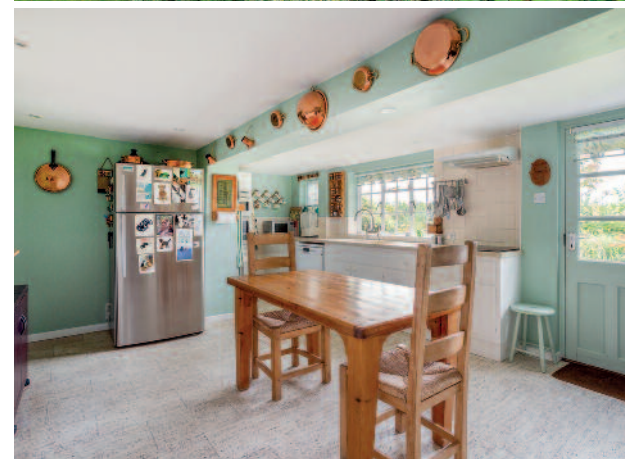
with living room, kitchen and bathroom is separately accessed but has a first floor link to the main house, so could be integrated as part of the house or provide extra space for staff or family. Overall scope to incorporate the flat and garage into the house, modernise and extend further, to create a beautiful home subject to planning.



**Outside:** Double Garage | Machinery Store | Greenhouse | Store | Extensive Garden and Grounds just under 1.5 acres (0.6ha) | Situated within the South Downs National Park and surrounded by Open Farmland

Mileages: Petersfield 6 miles, Alton 9.4 miles, Alresford 9.1 miles, Winchester 15.7 miles, Guildford 28.3 miles, London 62.5 miles

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



## Location

Severn Wells is positioned in a remarkably secluded rural setting surrounded by open farmland within the Privett parish, but also adjacent to the Froxfield community. The two villages form part of an unchanged rural landscape of gently undulating

farmland and an extensive network of single track country lanes which provide wonderful cycling or walking options. High Cross at the heart of the parish of Froxfield has a village school, shop/post office, several sports clubs, church and village hall.





Although out in the country the property is within easy driving distance of Petersfield with its more extensive shopping amenities, main line station and access to the A3 (links to Portsmouth and London). The A32 and A272 are also accessible providing great transport links to Alton, the Meon Valley or Winchester where the M3 links Southampton and Eastleigh airport. There is a wide range of private and state schools in the region including Churcher's, Bedales, TPS, St Swithuns and Winchester College. A local Montessori school operates from the Privett village hall and the well regarded 'Pub with No Name' is also within easy reach at Colemore.







## Outside

The house lies in the centre of a mature garden plot surrounded by open farmland. It is approached along an unmade farm track where a gravel drive sweeps to the front of the house. The garden is arranged mainly to the side and rear of the house with a lovely terrace by the garden room, extensive


areas of lawn, several well stocked borders and a more natural area around a substantial pond. Mature hedgerows enclose the garden which will appeal to any keen gardener or perfect for children to free range in. There is a greenhouse and useful machinery store.





## I 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 0.6 mile and turn right into a farm track which will take you to Severn Wells which you will see across the fields to the right.

 **WHAT 3 WORDS** ///units.variances.elections

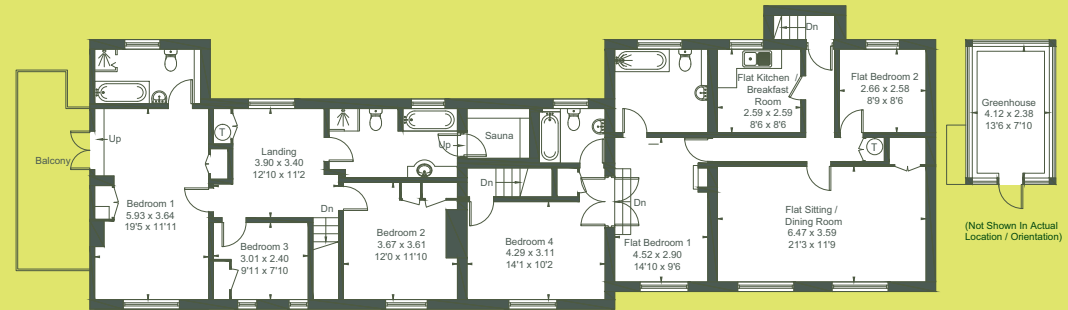


### Agents Note:

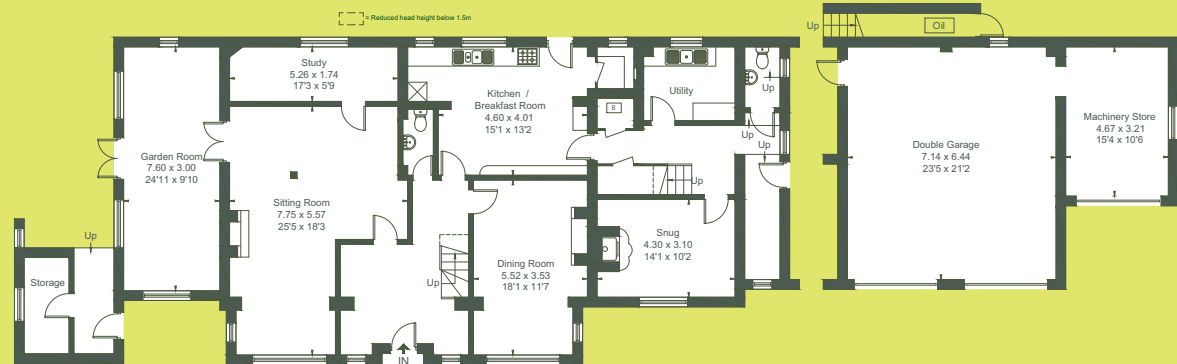
- Broadband: Ofcom – Standard and Ultrafast
- Mobile Phone Coverage: Ofcom – Limited/Likely
- Mainly period brick construction later 20th century additions
- Not a mining or flood risk area

Viewing strictly by appointment.

Approximate Floor Area = 351.3 sq m / 3781 sq ft  
Storage / Greenhouse = 77.5 sq m / 834 sq ft  
Total = 428.8 sq m / 4615 sq ft



First Floor



Ground Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition. All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #73790

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

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

**Council Tax:** House – Band G, Flat – Band A

**EPC:** House – F36, Flat – E51

BCM Wilson Hill Ltd 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. Plans and maps should be treated as a guide only.

Details and Photographs dated June 2024

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