



Sages

SAGES LANE | PRIVETT | ALTON | HAMPSHIRE | GU34 3NP

BCM

Wilson | Hill

Principal Bedroom Suite with Dressing Area and En Suite Bathroom | Bedroom 2 with En Suite Shower Room | 3 Further Bedrooms | Shower Room | Reception Hall | Cloakroom
Sitting/Family Room | Drawing Room/Library | Study | Kitchen/Dining Room | Utility Room | Parking | Double Garage with Independent Studio/Office Above | Alitex Greenhouse
Delightfully Landscaped Gardens and Grounds of Approximately 2 Acres (0.8 ha) | Situated within the South Downs National Park and Privett Conservation Area

Mileages: Petersfield 6.9 miles, Alton 9.2 miles, Alresford 8.2 miles, Winchester 14.9 miles, Guildford 28.3 miles

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



| The Property

Sages is an attractive and beautifully appointed brick and flint property of much character, which has been significantly enhanced by the current owners to provide comfortable, light and stylish living throughout. Arranged over two floors, with the majority of accommodation on the ground floor, the house offers flexibility and practicality in its layout with particular

notable features including two sumptuous reception rooms, a lovely cottage style kitchen/dining room, two bedroom suites located at separate ends of the house, the principal bedroom offering a steam room to the ensuite bathroom and delightful country views across neighbouring fields to the front from many of the rooms.



Location

Enjoying a lovely country position in the heart of the South Downs National Park, between Petersfield and Winchester, Sages is located on a quiet lane enjoying a lovely rural outlook to the front. Privett is a pretty hamlet which forms part of the Parish of Froxfield, where there is a village primary school, village Hall, church and a shop/post office. The nearest village facilities are available a short drive away in West Meon and for a good range of shopping, sporting and leisure facilities including Waitrose and a mainline station with train services to London Waterloo, Petersfield is the nearest centre 6.9 miles away. The larger cities of Winchester and Guildford are also within reasonable driving distance as are the harbours and creeks of the South Coast. The surrounding countryside is crisscrossed by a number of footpaths and bridleways providing great scope for both riding and walking.



There is an excellent range of educational facilities in the area including Bedales, Churcher's College and Ditcham Park School in the private sector and TPS and Bohunt in the state sector, together with further choices in Winchester and Alresford.

Outside

The property offers private parking areas on either side of the house, both accessed via double wooden gates, with the larger providing access to a double garage and private courtyard garden. The gardens to the house are quite exceptional, having been beautifully designed, thoughtfully planted and creatively landscaped by the current owners to evoke a journey of colour and wonderment through differing areas, offering a sense of calm, reflection and intrigue which include formal entertaining spaces, woodland walks, a privately situated pond and an immaculately arranged kitchen flower garden. In addition, there is an Alitex greenhouse, various outbuildings including a polytunnel and a lovely studio/office located above the garages. In all, the delightful, well stocked gardens and grounds extend to approximately 1.95 Acres (0.78 ha).



I Directions to GU34 3NP

Leave Petersfield on the A272 (Winchester Road) for about 4.3 miles, turning right (signposted Privett/Privett Centre). Proceed up the hill and at the top keep left (at the grassy triangle), carry on for 0.4 of a mile to the crossroads and turn right (signposted Froxfield) into Hemplands Lane. Carry on along the lane and as it starts to go downhill, turn left at the bottom into Sages Lane where Sages will be found on the right hand side.

 **WHAT3WORDS** ///overcomes.trump.shaves



Agents Notes:

- Broadband – Ofcom Prediction – Standard/Ultrafast
- Mobile phone coverage – Ofcom Prediction – Indoor Limited/Outdoor Likely Average
- Mainly brick and flint construction
- Not a mining or flood risk area

Approximate Gross Internal Area
 Main House = 2833 Sq Ft / 263.24 Sq M
 Garage = 316 Sq Ft / 29.35 Sq M
 Green House = 143 Sq Ft / 13.28 Sq M
 Studio / Office = 202 Sq Ft / 18.74 Sq M
 Total = 3494 Sq Ft / 324.61 Sq M

Outbuildings are not shown in correct orientation or location.
 Includes areas with Restricted room height.



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

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

Council Tax: Band G

EPC: E47

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 August 2024

Viewing strictly by appointment.

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