



Tylers

UPPER FARRINGTON | ALTON | HAMPSHIRE | GU34 3EG

BCM

Wilson | Hill

5 Double Bedrooms | 1 En Suite Bathroom | Family Bathroom | Dining Room | Drawing Room | Sitting Room | Kitchen/Breakfast Room with AGA | Utility Room | Cloakroom | Cellar
Oak Framed Barn with Home Office/Games Room | Garden Room, WC, Store Room | Integral Double Garage | Mature English Country Garden about 0.38 of an acre (0.1553 ha)
Alton 4.3 miles, Petersfield 11.3 miles, Farnham 12.7 miles, Winchester 17.9 miles, London 54.5 miles, A3 6.4 miles, M3 13.4 miles







I The Property

A charming family home for over 30 years, Tylers is a handsome Listed Grade II family house which dates remarkably from the late 16th Century. Inside the timber framed heritage is apparent and provides plenty of character cleverly fused with later additions and improvements giving the house a light feel inside with versatile space. The kitchen/breakfast room is flexible with Aga for winter and alternative summer working area and space for breakfast table.

The house has three well proportioned main reception rooms and practical space for coming back from country walks with or without dogs via the good rear porch and utility room off. Upstairs on the first floor there are three double bedrooms, a family bathroom and en suite bathroom to the master bedroom. The top floor has lovely overflow space with two further double bedrooms each with handbasins.



Behind the house a wonderful oak barn was built which provides valuable additional accommodation currently set up as a home office (upstairs), with a vaulted garden room downstairs and cloakroom. The double garage and machinery store are also incorporated. The barn is a lovely space to entertain in or has scope for use as an ancillary annexe. It forms part of a lovely private courtyard area behind the house and also a link into the garden behind. Overall Tylers has the convenience of a village setting, close access to local country footpaths, yet also within walking distance of the pub, friends or the church.

Location

Upper Farringdon is one of East Hampshire's favoured villages with an active community, secluded and rural yet remarkably accessible, Alton is just over 4 miles away and Petersfield just over 11 miles to the south. Tylers is well positioned within a conservation area on the north eastern edge of the village with neighbours either side.



There are miles of local footpaths to explore and bridlepaths directly from the village for those who ride and also a fantastic network of local lanes providing country cycle routes. The nearest shopping facilities are in Alton and the A31 provides good regional transport links to Winchester and Farnham.

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

“ It has been so lovely to have over 30 years as custodians of this amazing family house and to experience our family growing up here, walk to friends in the village and be part of this active special community ”





Outside

The delightful mature English country garden is mainly to the side and rear and provides a wonderful private haven. The side garden is a sun trap which links the sitting room and drawing rooms and fun to spill out into if entertaining, whilst providing a sheltered and colourful setting. The main garden is to the rear. Behind the house is a glorious courtyard area with

stone paving which is a further sun trap and ideal for al fresco entertaining. Beyond, the garden is landscaped in several tiers with areas of lawn bounded by mature hedges, carefully planted shrubs and trees provide seasonal colour and shelter. In all a manageable area of about 0.38 of an acre (0.1553 ha).





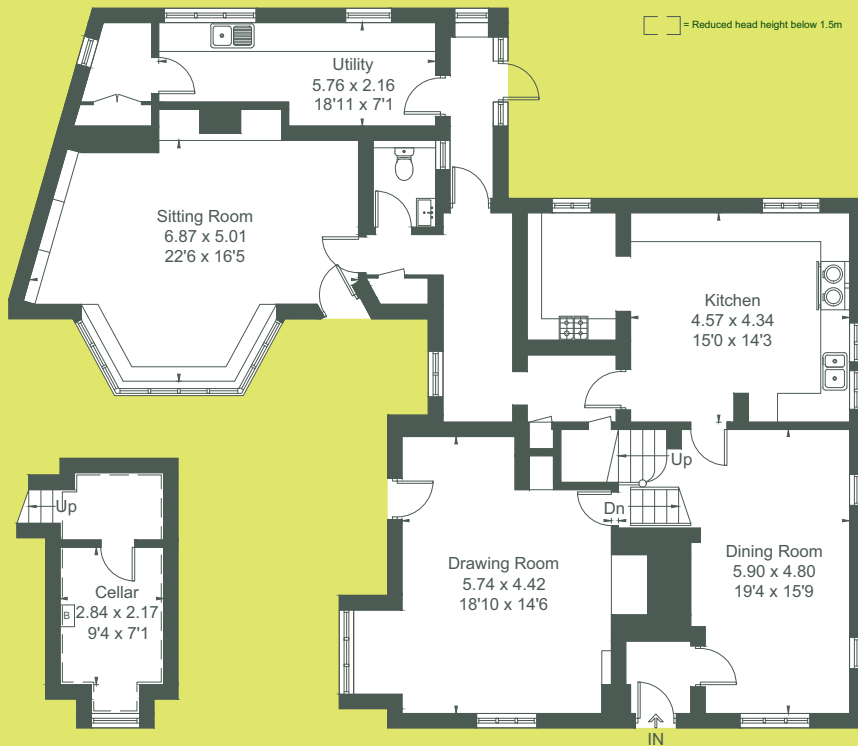
Approximate Area = 268.2 sq m / 2887 sq ft (Excluding Void)

Cellar = 10.5 sq m / 113 sq ft

Oak Framed Barn & Garage = 119.2 sq m / 1283 sq ft

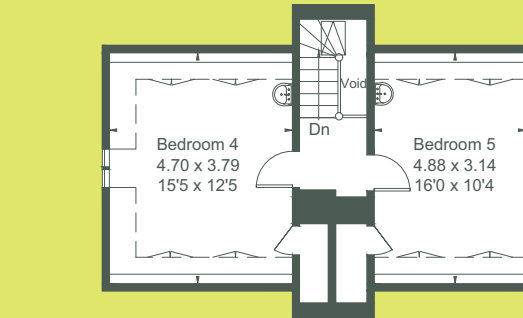
Total = 397.9 sq m / 4283 sq ft

Including Limited Use Area (29.8 sq m / 321 sq ft)

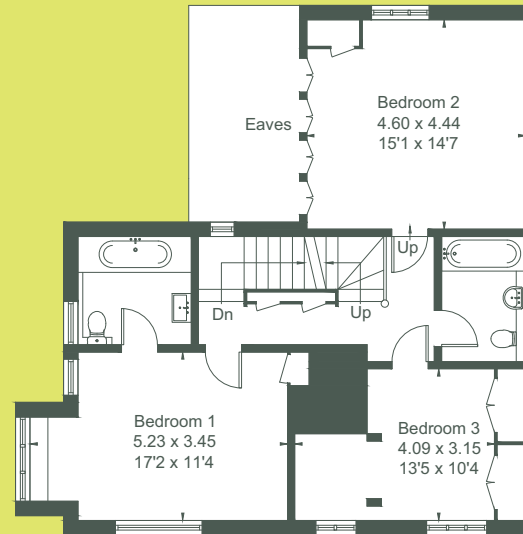


Cellar

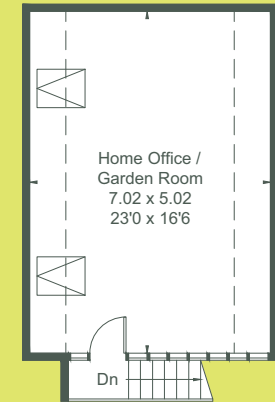
Ground Floor



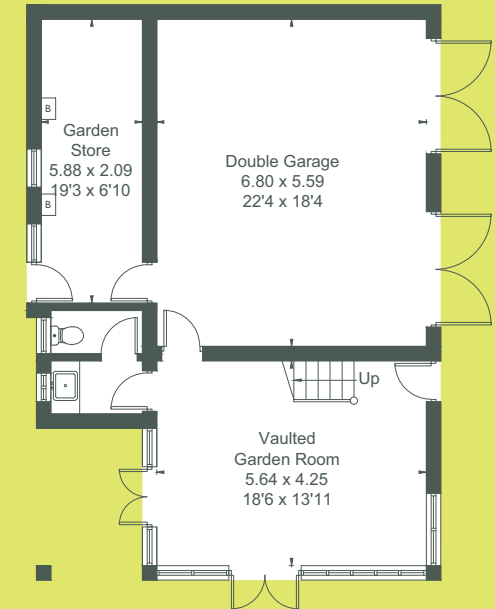
Second Floor



First Floor



Oak Framed Barn - First Floor



Oak Framed Barn - Ground Floor

(Not Shown In Actual Location / Orientation)

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)

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Directions to GU34 3EG

From the Chawton roundabout at Alton head south on the A32 into Lower Farringdon. As you reach the crossroads in the middle of the village turn left to Upper Farringdon, carry on up the hill into the village, take the first left turning Church Road as the road bends to the right you will see Tylers immediately ahead of you, the gravel drive is to the right of the house.

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 0.5 mile take the first left turning to Farringdon which is a narrow winding country lane, follow for 1.5 miles into the village. As the road bends sharply left, turn right beside the Rose & Crown pub into Crows Lane and continue to the T junction. Turn left, passing the church, Massey's Folly on your left, the road narrows and as it widens again Tylers will be seen on your right just before the left hand bend.

 **WHAT3WORDS** ///adventure.safest.pelt



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Services: Mains metered water and drainage, electricity, oil fired heating in the house with mains gas in the Oak Framed Barn.

Council: East Hampshire District Council
www.easthants.gov.uk Tel: 01730 266551

Council Tax: Band G. **EPC:** G19.

Details and photographs dated July 2020.

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.

Viewing strictly by appointment



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