



At home in Hinton Ampner

Blakes School House, Petersfield Road

HINTON AMPNER, ALRESFORD, HAMPSHIRE, SO24 0JT

Asking Price £750,000

- Classic Georgian House Built in Mid-1700's
- Built as the Village School House
- Stunning South Downs National Park Location
- Brimming with Original Period Features
- Attractive Garden, Good Parking, Double Carport
- No Onward Chain

A classically proportioned Grade II listed Georgian house brimming with original features, including high ceilings, sash windows, fireplaces and beams. The house was built as a school house in the mid 1700's by a local benefactor, William Blake, and served as a school until 1985. The property is set in the midst of the beautiful South Downs National Park, with outstanding countryside walks from the doorstep. Hinton Ampner, a striking National Trust property, is located just a short distance away. The property is being sold with the benefit of no onward chain.

The property is approached via a driveway to the side, which leads to a parking area to the rear of the house. The front door, which is on the main road connecting Winchester with Petersfield (A272), opens to a wide entrance hall with an oak staircase to the first floor, understairs cupboard and tiled flooring. The sitting room has a working open fire with a tiled hearth. The dining room has a non-working fireplace and an alcove storage cupboard. At the end of the hall is the kitchen and separate breakfast room, both with tiled flooring which includes underfloor heating in the kitchen alongside wooden kitchen units with solid wood worktops, a range cooker with gas





hob, and the breakfast room has a wood-burning stove. There is a cloakroom and door to the garden.

On the first floor is a large landing with space for a couple of chairs. The main bedroom is a generous double room with a fireplace. Across the landing is a bathroom that leads to a further bedroom/study, which has a fireplace. The bathroom has a white suite and includes a shower enclosure and a bath. Upstairs, on the second floor are two double attic rooms, both with Velux rooflight windows. One has a small cloakroom, whilst the other has a wash hand basin and built in wardrobe.

Outside, a gate and footpath to the left of the house leads through to the delightful rear garden, where there is a paved seating terrace, flower and shrub borders, a lawn and a path to the rear of the garden, the parking area and double timber car port. The property has a right of access over the driveway, which is owned by the neighbouring property.



SERVICES

Mains electricity and water. Oil-fired central heating. Calor gas for hob, from gas bottles. Private drainage (septic tank).

LOCAL AUTHORITY INFORMATION

Winchester City Council
Council Tax Band: E

ENERGY PERFORMANCE CERTIFICATE (EPC)

Due to the property being listed, there is no requirement for it to have an EPC.



Petersfield Road, Hinton Ampner, Alresford, SO24

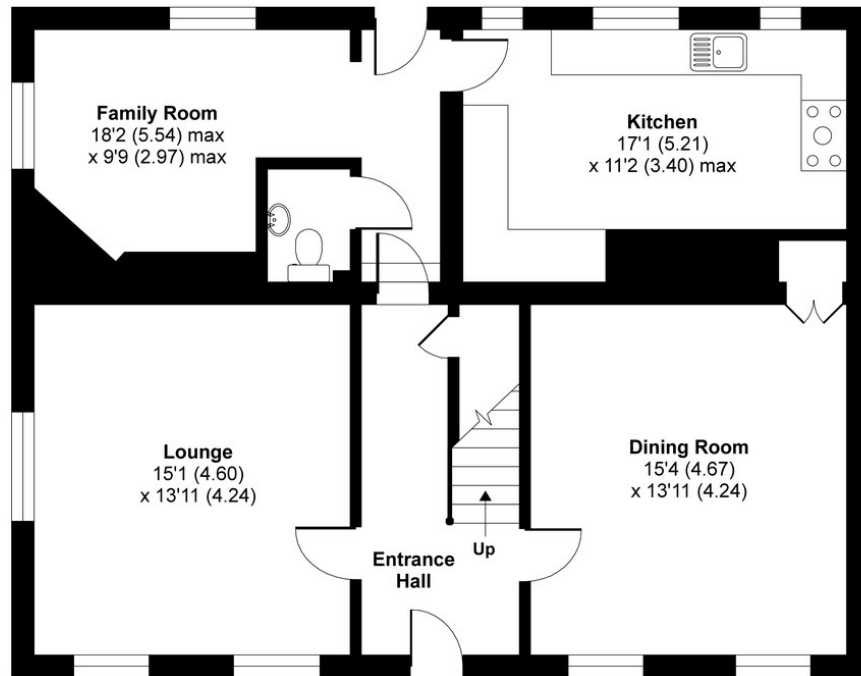
Approximate Area = 1888 sq ft / 175.3 sq m

Limited Use Area(s) = 117 sq ft / 10.8 sq m

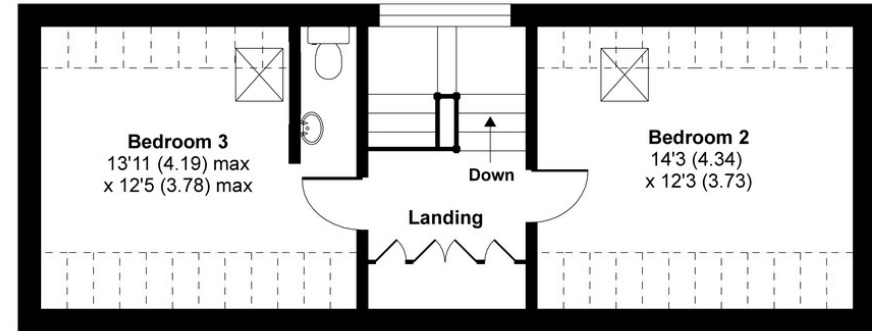
Total = 2005 sq ft / 186.2 sq m

For identification only - Not to scale

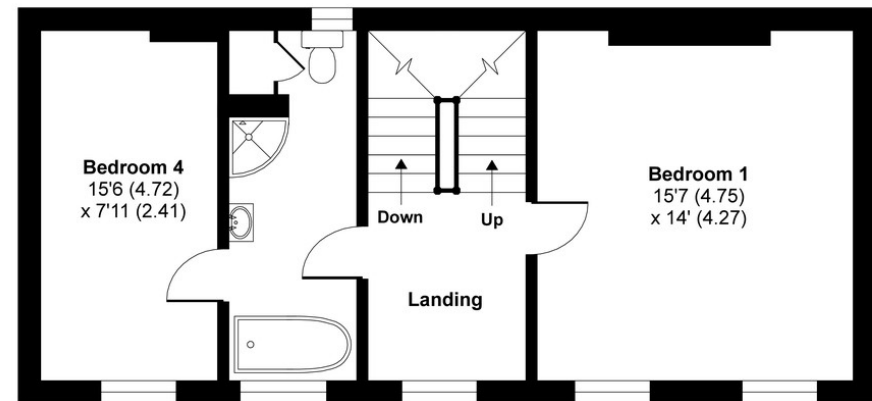
Denotes restricted
head height



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR



DIRECTIONS

From our office in Broad Street, Alresford, turn right into West Street and then left into Jacklyns Lane. Continue ahead, going out of Alresford and into Cheriton, following the road until the junction with the A272. Turn left, driving towards Petersfield. Blakes School House will be found on the left hand side after ½ a mile, soon after Hinton Ampner House. The driveway is on the right hand side of the neighbouring property (The Old School). Follow the driveway to the end and bear left into the parking area.

No. 11 Broad Street, Alresford, Hampshire, SO24 9AR

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.


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