

  
Hellards



*At home in Wivelrod*



# Wivelrod Farm House

WIVELROD, NR BEECH, HAMPSHIRE, GU34 4AS

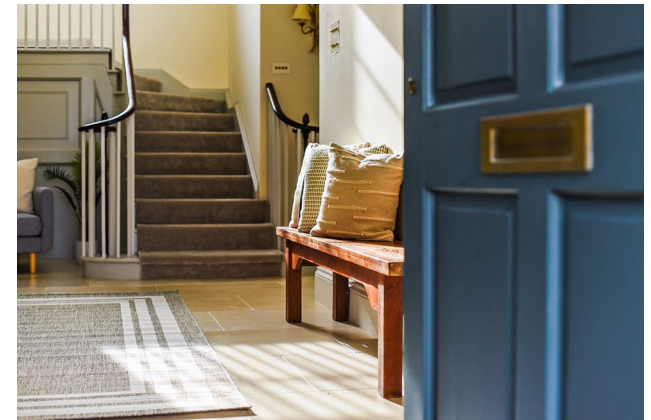
**Guide Price £2,750,000**

- Individual Georgian-Style House built in 1990
- Spacious and Elegant Interiors including Grand Reception Hall
- Exceptional Bespoke Kitchen and Dining Area
- Four Luxurious Bedrooms each with an En-suite Bathroom
- Downstairs Bedroom with En-Suite Shower Room
- Attached Annexe Accommodation with Bedroom and En-Suite
- Grounds of 0.81 Acre, South Facing Lawn and Field of 4.2 Acres
- Breathtaking Countryside Views
- Secure and Private Access approached via Electric Gates

A beautiful Georgian-style country retreat in a rural setting, enjoying privacy and countryside views. Impeccably-well presented throughout, Wivelrod Farm House has generous room sizes and an attached annexe, with a combined floor area of 5,000 square feet. This elegant home is accessed via double wooden electric gates that open to a gravelled driveway. The symmetrical Georgian-inspired façade features an attractive lead canopy above the front entrance, setting the tone for the timeless elegance within.

Meticulously renovated throughout, the property seamlessly blends period features with modern comforts, including underfloor heating. The interior begins with an impressive reception hall, showcasing stone-tiled flooring, part-wood-panelled walls, and a graceful turned staircase leading to a galleryed landing.

The formal reception room is a bright, triple-aspect space, boasting a central marble-surround fireplace, oak flooring, and French doors opening onto the south-facing patio and garden.







At the heart of the home lies the exquisite John Lewis of Hungerford kitchen and dining room, finished in pale grey tones. This magnificent space opens into a triple-aspect conservatory with glazed doors that flood the area with natural light.

Additional ground floor features include a spacious utility room with steps leading to the cellar, a rear hall connecting to an attached annexe, a versatile study/extra bedroom with an en suite shower room, and a cloakroom.

The first floor boasts a generously proportioned landing leading to four double bedrooms, each featuring high-end en-suite bathrooms. The principal bedroom offers triple-aspect views, a luxurious en suite bath/shower room, and access to a dressing room with fitted wardrobes.

The attached annexe is perfect for guests, multigenerational living, or additional accommodation. The annexe has its own private entrance and also connects to the main house. It includes a ground-floor bedroom with an en-suite shower room and utility room, and an upstairs living room with a kitchenette.

The property's grounds are equally captivating. The level, south-facing lawn features a low hedge, offering sweeping views of glorious Hampshire countryside and a neighbouring arboretum. A stone terrace on the west side is perfect for enjoying sunsets, while a south-facing patio provides an inviting space for outdoor entertaining.

Additional amenities include a large barn and workshop, with separate vehicular access, and a greenhouse. A field/paddock of approximately 4.2 acres is located opposite the property.

### **SERVICES**

Mains Electric, Mains Water, oil central heating, private drainage septic tank.

### **LOCAL AUTHORITY INFORMATION**

East Hampshire District Council  
Council Tax Band G









# Wivelrod Farm House

Approximate Gross Internal Area

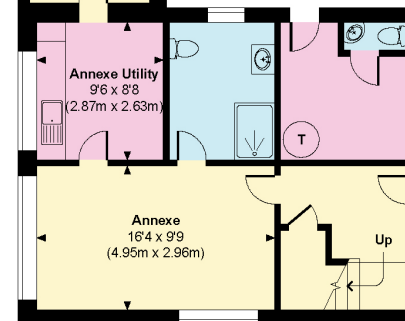
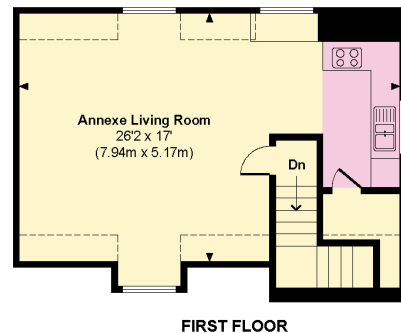
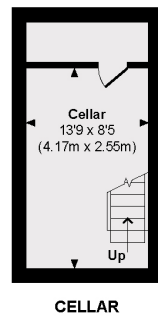
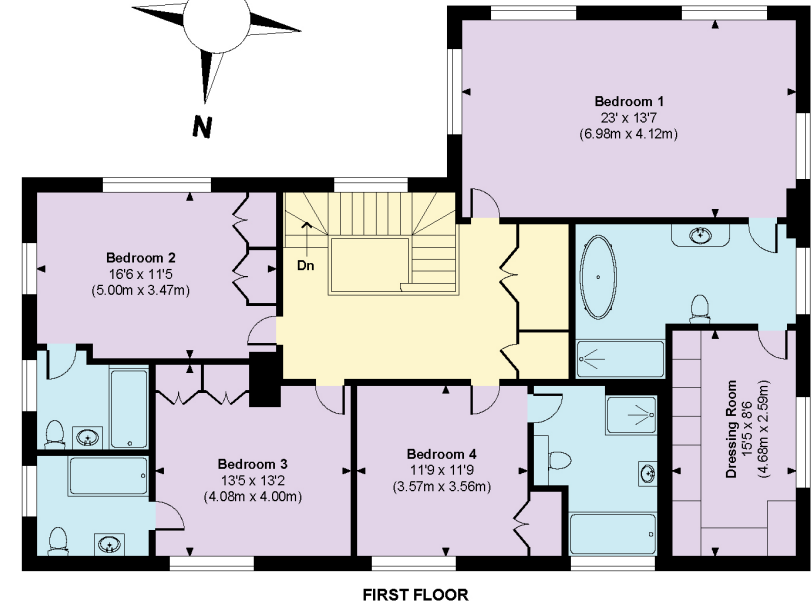
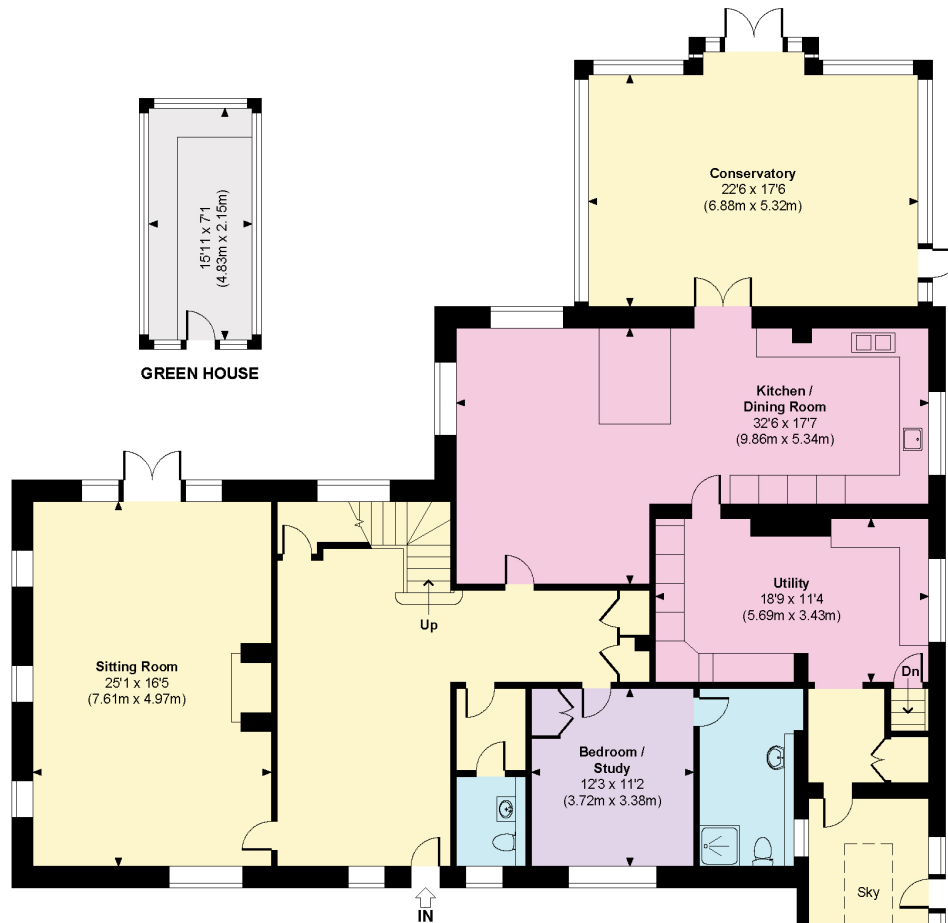
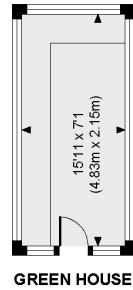
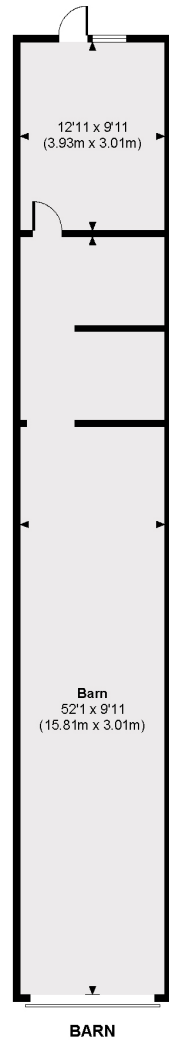
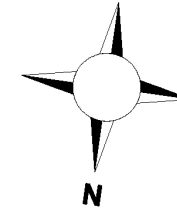
Main House = 5069 Sq Ft / 470.94 Sq M

Barn = 644 Sq Ft / 59.81 Sq M

Green House = 112 Sq Ft / 10.38 Sq M

Total = 5825 Sq Ft / 541.13 Sq M

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



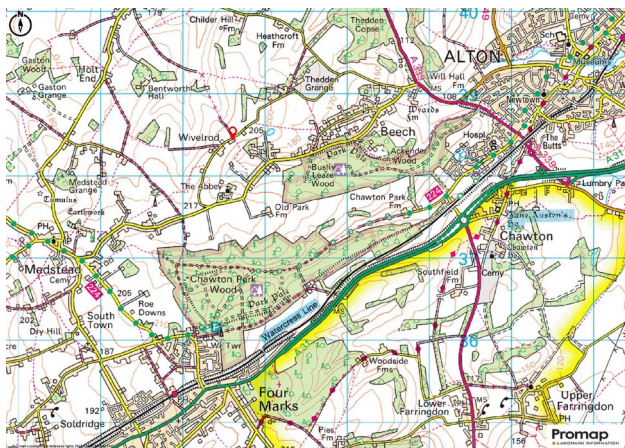
Indicates restricted room height less than 1.5m.

GROUND FLOOR

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This plan is for illustrative purposes only and is not to scale. If specified, the Gross Internal Area (GIA), dimensions, North point orientation and the size and placement of features are approximate and should not be relied on as a statement of fact. No guarantee is given for the GIA and no responsibility is taken for any error, omission or misrepresentation.





### DIRECTIONS

From the roundabout on the A31 at Chawton, Proceed along the A31 a short distance, turning left towards Alton. Follow the A339, going under the railway bridge, following signposts to Odiham. At the T-junction, turn left, signposted to Beech and Alton Abbey. Follow the road, going through Beech. Shortly after passing the Alton Abbey sign, turn right towards Wivelrod. The house will be found on the right hand side after a short distance.

What3words location ref: ///unpacked.pretty.slightly

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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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	72
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

