



The Old Farmhouse
Smugglers Lane | Monkwood | Alresford | Hampshire | SO24 0HD

THE OLD FARMHOUSE





KEY FEATURES

This stunning flint-built property on Smugglers Lane is thought to have originated in the 16th century. Spanning more than 3,500 sqft of living space and occupying 1.3 acres of land, it offers a unique blend of historic charm and modern convenience. Moreover, the property has received planning permission for the conversion of an agricultural barn into a garage with a one-bedroom annex above, offering flexible living space for guests or potential use as an Airbnb.

This picturesque country lane, winds through beautiful countryside, past fields, and woodland, and is steeped in history. The name "Smugglers Lane" comes from its history as a route used by smugglers to transport contraband goods such as tobacco and alcohol from the coast to the interior of the country. Today, the lane is a popular spot for walkers and cyclists, with many footpaths and trails to explore in the surrounding area.

This beautiful property, complete with five generously sized bedrooms. The master bedroom, located separately from the other bedrooms, offers privacy and ample space, featuring a beautiful spa bath with lighting and a walk-in shower with body jets, as well as a walk-in wardrobe. Up another small staircase, you'll find the remaining four bedrooms and a family bathroom, with the guest bedroom boasting an en-suite with luxurious limestone flooring. As you ascend further up the stairs, you'll discover the large attic room, fully boarded and walled, with two Velux windows overlooking the beautiful grounds beyond. With the potential to become a playroom, home office, or even a cinema room, this space offers endless possibilities for your family's enjoyment.

The ground floor is equally impressive, featuring a seamless flow from the entrance hall to the elegant dining/family room with high ceilings - perfect for both everyday living and formal entertaining. The adjacent kitchen/breakfast room boasts a bespoke Searle & Taylor kitchen with integrated appliances, a fitted dresser unit, and space for a table and chairs.









SELLER INSIGHT

“Back in 1985, our search for a new home led us to north Hampshire, driven by work opportunities. Serendipity played its part when a colleague, aware of our house-hunting endeavors, invited us for lunch near Smugglers Lane. As we ventured down the lane, we instantly felt a sense of tranquility and seclusion, realizing we had stumbled upon one of the rare hidden gems in northeast Hampshire. Although we fell in love with the lane, there were no properties available for sale. We inquired about any nearby homes on the market, and fortuitously, our friend mentioned that the current owners of this very property were considering selling and would be back the following week. Trusting his word, we eagerly awaited the chance to view the house. While it didn't precisely match our initial criteria, we could envision its potential to become the perfect haven for our growing family, consisting of three children.

Prior to moving in, we had already discovered the excellent local schools, recognized the convenience of the location for my new workplaces, and appreciated the picturesque countryside that awaited just beyond our gate—a haven for idyllic walks and bike rides with our children. We sealed the deal with the previous owners and settled into our new abode that summer. It's hard to fathom that it has been 38 years since that momentous occasion. While bidding farewell will undoubtedly be bittersweet, we take solace in the fact that we won't be leaving the lane entirely; instead, we'll be transitioning to a smaller property farther up the hill.

Over the years, both the house and the garden have catered to every need of our growing family. The spacious rooms provided ample space for our children to play and thrive, while the expansive grounds became their playground, hosting everything from football matches in winter to cricket matches in summer. They could safely ride their bikes to the local post office, relishing the freedom of outdoor exploration. For us, the house has witnessed countless joyous occasions. We've hosted large parties, comfortably accommodating 80 to 100 guests, and enjoyed numerous social evenings around the dining table during winter. In the summer, our gatherings extended to the patio, where we relished in the warmth of the season. Throughout the year, whether we were admiring the garden and its vibrant wildlife from the comfort of the garden room or cozying up in the drawing room beside a crackling fire during Christmas, the house has provided us with comfort and contentment.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





















This historic home is truly exquisite, boasting a perfect blend of modern convenience and traditional charm,

The secluded private gardens and paddock provide a tranquil space for outdoor entertainment, with a granite patio and rose arbour. The paddock offers children hours of fun or the opportunity for natural gardening, with its stunning views over the open countryside beyond. There is a variety of wildlife including barn owls, sparrowhawks, pheasants, buzzards, kestrels, and starling, which can often be spotted.

The garden boasts a variety of fruits that are available throughout the year including raspberries, redcurrants, damsons, walnuts, blackberries, plums, apples, and hazelnuts.



DEVELOPMENT OPPORTUNITY'



Planning permission is already in place for a garage with a one-bedroomed annex located above it, providing a versatile space that can be utilised as a guest suite, home office, additional living area or as an Air B&B.



INFORMATION

The property is conveniently located just a short drive away from the picturesque market town of Alresford, known for its quaint streets and charming historic buildings, traditional shops, and delightful cafes and restaurants. The surrounding countryside offers endless opportunities for outdoor enthusiasts, with numerous footpaths and trails to explore.

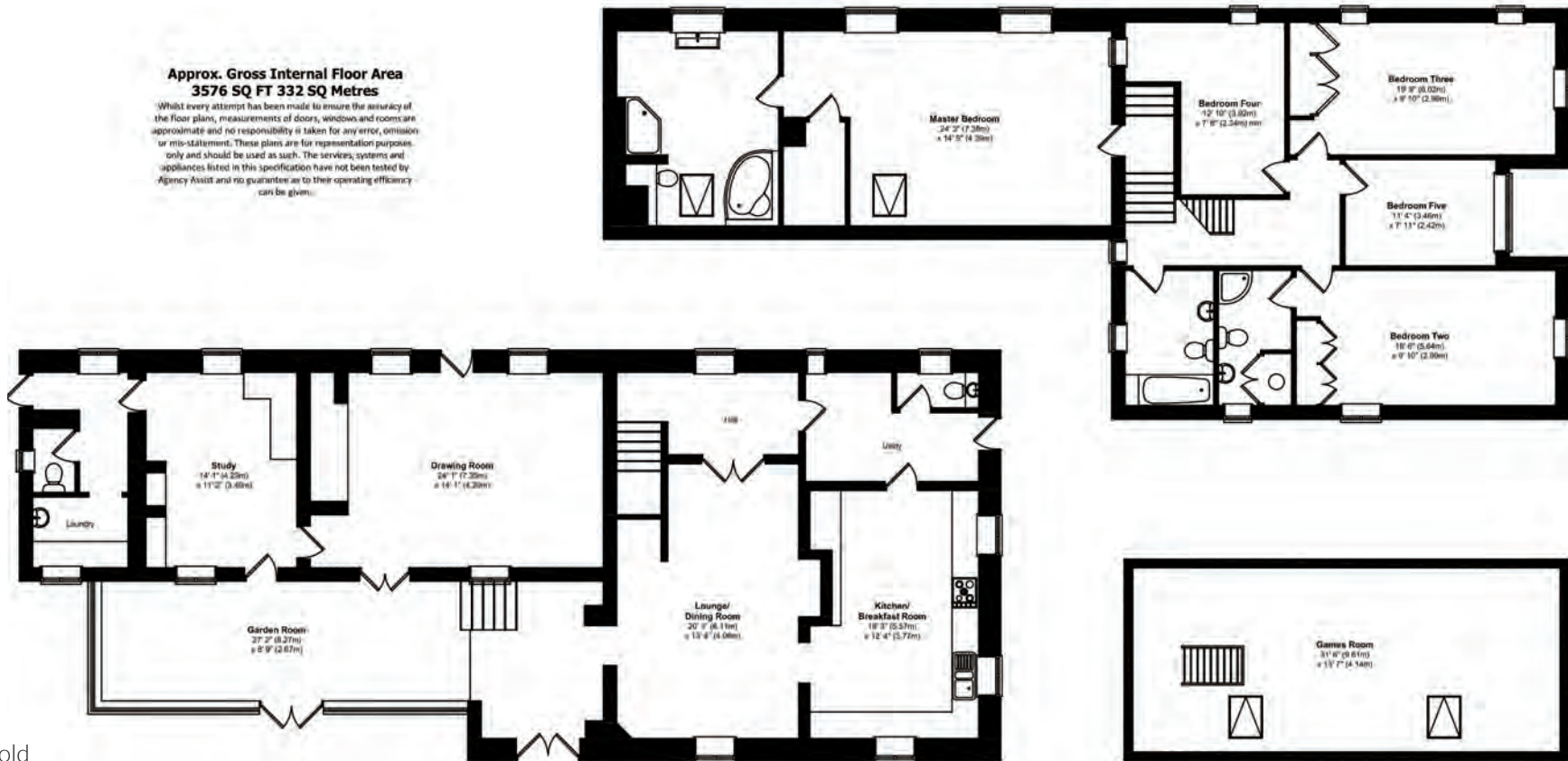
The stunning South Downs National Park is also nearby, featuring rolling hills, dense woodlands, and idyllic villages waiting to be discovered. In addition to its scenic setting, the property also offers easy access to transportation links, with Winchester only a 13-minute drive away and a fast train connection to London in under an hour. Commuters can also take advantage of the convenient proximity to the A31 and M3.

This stunning property, with its rich history, charming character, and modern amenities, truly offers the best of both worlds. Whether you're seeking a peaceful retreat or a place to entertain family and friends, The Old Farmhouse has everything you need and more.

Guide price £1,350,000

**Approx. Gross Internal Floor Area
3576 SQ FT 332 SQ Metres**

Whilst every attempt has been made to ensure the accuracy of the floor plans, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such. The services, systems and appliances listed in this specification have not been tested by Agency Assist and no guarantee as to their operating efficiency can be given.



Tenure: Freehold
Council Tax Band: G

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

FINE & COUNTRY



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 04.07.2023





FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit fineandcountry.com/uk/foundation

Fine & Country Petersfield and East Hampshire
Grove Farm, Bighton Road, Medstead, Alton GU34 5NE
Tel: +44 (0)1962 353229 | Mobile: +44 (0)7581 257548 | hannah.forrest@fineandcountry.com

