



FOUR WINDS

Hall Lane, Upper Farringdon, Alton, Hampshire, GU34 3EA



FOUR WINDS

Hall Lane, Upper Farringdon,
Alton, Hampshire, GU34 3EA

A timeless architect designed home set within a beautiful garden and wildflower meadow, on the edge of a historic Hampshire village - in a peaceful rural setting with wonderful views.

Accommodation

4 Bedrooms | 3 Bathrooms (2 en suite)
2 Reception Rooms | Kitchen/Breakfast Room & Utility Room | Cloakroom and Wine Cellar | Large Double Garage with substantial Loft Room over | Inside the South Downs National Park

In all about 3404 sq. ft (316.3 sq. m) and just over 1 acre (0.42 ha)

Nearest town Alton 4.8 miles | Farnham 13.2 miles | Winchester 17.7 miles | Petersfield 10.3 miles | Stations at Alton, Farnham & Petersfield | A3 5.9 miles
(Mileages are approximate)



SALES & LETTINGS

PLANNING & DEVELOPMENT

RURAL CONSULTANCY

ARCHITECTURE & DESIGN



FOUR WINDS

Designed for country living Four Winds was built in 2004 in traditional Hampshire style with attractive brick and flint elevations planned to maximise light and the relationship with the wonderful garden and rural aspects. The house has a lovely partly galleried hall/dining room at the heart of the house with bifold doors, bringing the garden and outside terrace into the house. The well-proportioned sitting room and kitchen/breakfast room – both with triple-aspect French doors to the garden and featuring open fireplaces – pivot off this space providing a seamless flow downstairs. A spiral wine cellar is concealed under the stairs and upstairs there are four bedrooms (two with en suite bathrooms, triple aspect windows and feature fireplaces), all with stunning rural outlooks. Overall, a manageable home with a feeling of space and beautiful views of surrounding countryside.



SITUATION

Upper Farringdon is one of East Hampshire's favoured villages with an active community, secluded and rural yet remarkably accessible, Alton is just under 5 miles away and Petersfield just over 10 miles to the south. There are miles of local footpaths to explore and bridlepaths directly from the village for those who walk or 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. The A3 is conveniently close at Liss.



Hampshire is well catered for with top performing state and independent schools (Highfield, Edgeborough, Frensham Heights, Lord Wandsworth College, Churcher's, St Swithuns) in Alton, Petersfield, Winchester and Farnham all within easy reach.



OUTSIDE

The house is approached via a gently curved drive which sweeps up to the house and a turning and parking area in front of a traditional substantial oak framed and clad barn-style garage with double doors, workshop space and an internal staircase to a large loft room over. The house lies in the heart of a mature and beautifully stocked garden with lawned areas, several terraces for alfresco dining or watching the sun go down and a patio featuring two inset outside barbecue fireplaces. There is a herb garden, espaliered apple and pear trees and a stunning wildflower meadow to the rear which backs on to rolling farmland, forming a perfect setting for the house and interest for any keen gardener or children to safely roam. In all just over 1 acre (0.42 ha).

GENERAL REMARKS

Method of Sale

The property is offered for sale by private treaty.

Rights of Way

There are no public rights of way or restrictive covenants.

Services

Mains water, electricity, and private drainage. LPG underground tank for heating.

Broadband availability

Standard (according to Ofcom)

Mobile/Internet Coverage

Vodafone 4G good indoors, good outdoors.

Tenure

Freehold with vacant possession.

Construction

Steel frame, brick and block.

Local Authority

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

Council Tax

Band G

EPC

D67





SALES & LETTINGS

PLANNING & DEVELOPMENT

RURAL CONSULTANCY

ARCHITECTURE & DESIGN

Approximate Floor Area = 213.6 sq m / 2299 sq ft
 Cellar = 3.1 sq m / 33 sq ft
 Outbuilding = 99.6 sq m / 1072 sq ft
 Total = 316.3 sq m / 3404 sq ft

Not to scale. For identification purposes only.



IMPORTANT NOTICE

BCM Wilson Hill for themselves and the Vendors or lessors of this property whose agents they are, give notice that:

- These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract, and must not be relied upon as statements or representations of fact.
- Purchasers must rely on their own enquiries by inspections or otherwise on all matters including planning or other consents.
- The information in these particulars is given without responsibility on the part of BCM Wilson Hill or their clients. Neither BCM Wilson Hill nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.
- Any areas, measurements or distances referred to are given as a guide only and are not precise. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale nor with regards to parts of the property which have not been photographed.

Restrictions

South Downs National Park.

Postcode

GU34 3EA

Directions (GU34 3EA)

From the Chawton roundabout on the Alton By-pass take the A32 south. In the village of Lower Farringdon turn left at the crossroads to Upper Farringdon and follow the road through the village and follow this narrow twisting lane out of the village. As you leave the village Four Winds is the first drive on your right after 0.2 of a mile.

Parking

Garage parking for 2 cars, driveway with remote electric double gates to entrance.

What3Words

giggle.stealthier.requests

Viewings

By appointment with BCM LLP only.

Selling Agent

BCM Wilson Hill

4 Lavant Street, Petersfield, Hampshire GU32 3EW

t: 01730 262600

e: petersfield@bcmwilsonhill.co.uk

NB: Details and photographs dated May 2025.



Petersfield

01730 262 600

petersfield@bcmwilsonhill.co.uk

Further offices at: Winchester | Isle of Wight | Oxford

bcmwilsonhill.co.uk

