



POUND FARM

Winchester Road, Chawton, Alton, Hampshire, GU34 1SL

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Alton, Hampshire, GU34 1SL

A charming Grade II Listed
Georgian Farmhouse in this
historic Hampshire village
within easy reach of Alton,
Farnham and Winchester

Accommodation

5 Bedrooms | 4 Reception Rooms |
3 Bath/Shower Rooms (2 En Suite) | Hall |
Cloakroom | Utility Room | Study | Large
Cellar | 2 Attic Rooms | Open fronted Barn
Garage with Store and Granary | Grade II
Listed | within village conservation area
and the South Downs National Park |
Garden and Paddock 2.5 acres (1 ha)

In all About 4,727 sq. ft (439 sq. m)

Alton 2.6 miles, Farnham 11.1 miles,
Winchester 16 miles, Alresford 9.4 miles,
Petersfield 11.5 miles, London 51 miles,
Station at Alton with service to London
Waterloo, J5 of M3 12.3 miles,
A3 Liss 8 miles.
(Mileages are approximate)



SALES & LETTINGS

PLANNING & DEVELOPMENT

RURAL CONSULTANCY

ARCHITECTURE & DESIGN



POUND FARM

A classical Georgian Farmhouse set in a timeless village street scene much enjoyed over the last 30 years as a wonderful family home. The house has space inside for a family to thrive with a good kitchen at the heart of the house, breakfast room and several well-proportioned formal reception rooms. There are further less formal rooms providing space for family to enjoy as generational needs dictate from playrooms to snugs and a study. Five bedrooms upstairs are well arranged with two staircases providing a versatile layout and two en suite shower rooms and family bathroom. Two attic rooms provide useful storage and a large cellar accessed via a secret door. There is plenty of character from inglenook style fireplaces to open fireplaces with classical surrounds and various exposed timbers. A good utility room provides space for pets and a rear boot room entrance ideal for returning from outdoor country walks.

SITUATION

A landmark house in this unspoilt Hampshire village. Located within the village conservation area and the South Downs National Park where not much has changed but is by no means a time warp. The village has a well-regarded local pub, tea room, shop and village school, and activities at the cricket club and village hall are within walking distance. Tourists are attracted to Jane Austen's home in the village, and there are many wonderful country walks to explore via a network of local footpaths. Alton is nearby with an extensive range of shopping amenities, secondary schools, sixth form college, sports centre and station serving London Waterloo. It is feasible to walk to Alton via an underpass connecting the village to the town's outskirts. The A31 which bypasses Chawton also provides great regional road links to Winchester and Farnham and the A3 and M3 are easily accessed. There's a wide choice of independent schools in the surrounding area.

OUTSIDE

The garden is mature, well stocked and landscaped around the house with hedges providing different rooms, areas of lawn, a private terrace behind the house and mature hedges on the village street provide privacy. A good driveway runs up the side of the house with a barn style open fronted garage with store and adjacent granary. A track leads behind the house to an open paddock which provides grazing for hobby livestock or a pony. In all a wonderful haven for children to explore or any keen gardener to also enjoy. Overall about 2.5 acres (1 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 crossing the property.

Services

Mains water, gas, electricity and drainage.

Broadband availability

Ultra-Fast according to Ofcom.

Mobile/Internet Coverage

Good according to Ofcom

Tenure

Freehold with vacant possession.

Construction

Period dating from 18th Century brick elevations under tiled roof.

Local Authority

East Hampshire District Council
www.easthants.gov.uk

Council Tax

Band: G

EPC

E47

Postcode

GU34 1SL

Directions

From the Chawton roundabout (Junction of A31 & A32) take the village exit. Carry into the village and Pound Farm will be found shortly on your left.

What3Words:

[///spectacle.songbird.maker](https://www.what3words.com/spectacle.songbird.maker)

NB

Details dated July 2025 Photographs July 2025 and May 2023.



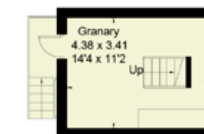
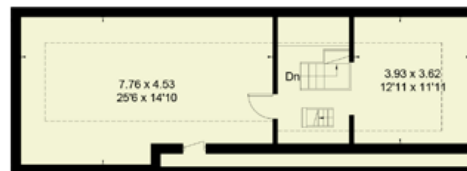
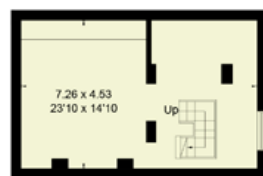
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Approximate Floor Area = 439 sq m / 4727 sq ft
 Carport Internal Area = 41 sq m / 444 sq ft
 Granary Internal Area = 23 sq m / 247 sq ft
 Brick Store / Shepherds Hut Internal Area = 9 sq m / 96 sq ft
 Total = 512 sq m / 5514 sq ft
 Not to scale. For identification purposes only.



First Floor

Ground Floor
(Not Shown In Actual Location / Orientation)

Viewings

By appointment with BCM Wilson Hill only

Selling Agent

BCM Wilson Hill

4 Lavant St, Petersfield

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Petersfield

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