



Wivelrod Farm House, Wivelrod, Hampshire

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A beautifully renovated traditional **Hampshire brick and flint farmhouse** with a south-facing garden set in beautiful rolling downland countryside.

**Summary of accommodation**

Reception hall | Sitting room | Conservatory | Kitchen/dining room | Utility room | Extra bedroom/study with en suite shower room  
Cloakroom | Cellar

Principal bedroom with en suite bathroom and adjoining dressing room | Three further double bedrooms with en suite bath/shower rooms

**Annexe:** Living room with kitchenette | Bedroom | Shower room | Utility room

**Outbuildings:** Barn with adjoining store | Greenhouse

Landscaped garden | Grounds extending to about 5 acres

**Distances**

Alton 3.2 miles. Alresford 7.5 miles

(All distances and times are approximate)



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## The property

Wivelrod Farm House is a lovely period property in a tranquil and rural position. Approached via double wooden electric gates, to a gravel parking area, the symmetrical front façade has an attractive Georgian style lead canopy over the front entrance. The current owner has renovated the property to create a stylish and spacious home with attention to period style details combined with modern luxuries like underfloor heating.

The accommodation flows from the elegant reception hall which has stone tile flooring, part wood panelled walls and turned staircase leading to the galleried landing. The main, formal reception room is a triple aspect room with a central fireplace with marble surround, oak flooring and French doors to the south-facing patio and garden. The heart of the home is a magnificent John Lewis of Hungerford, pale grey fitted kitchen and dining room with glazed doors to the triple aspect conservatory. Alongside there is a large utility room with steps down to the cellar and access to the rear hall and attached annexe. The remainder of the ground floor in the main house is made up of a study/extra bedroom which has an en suite shower room, and a cloakroom.







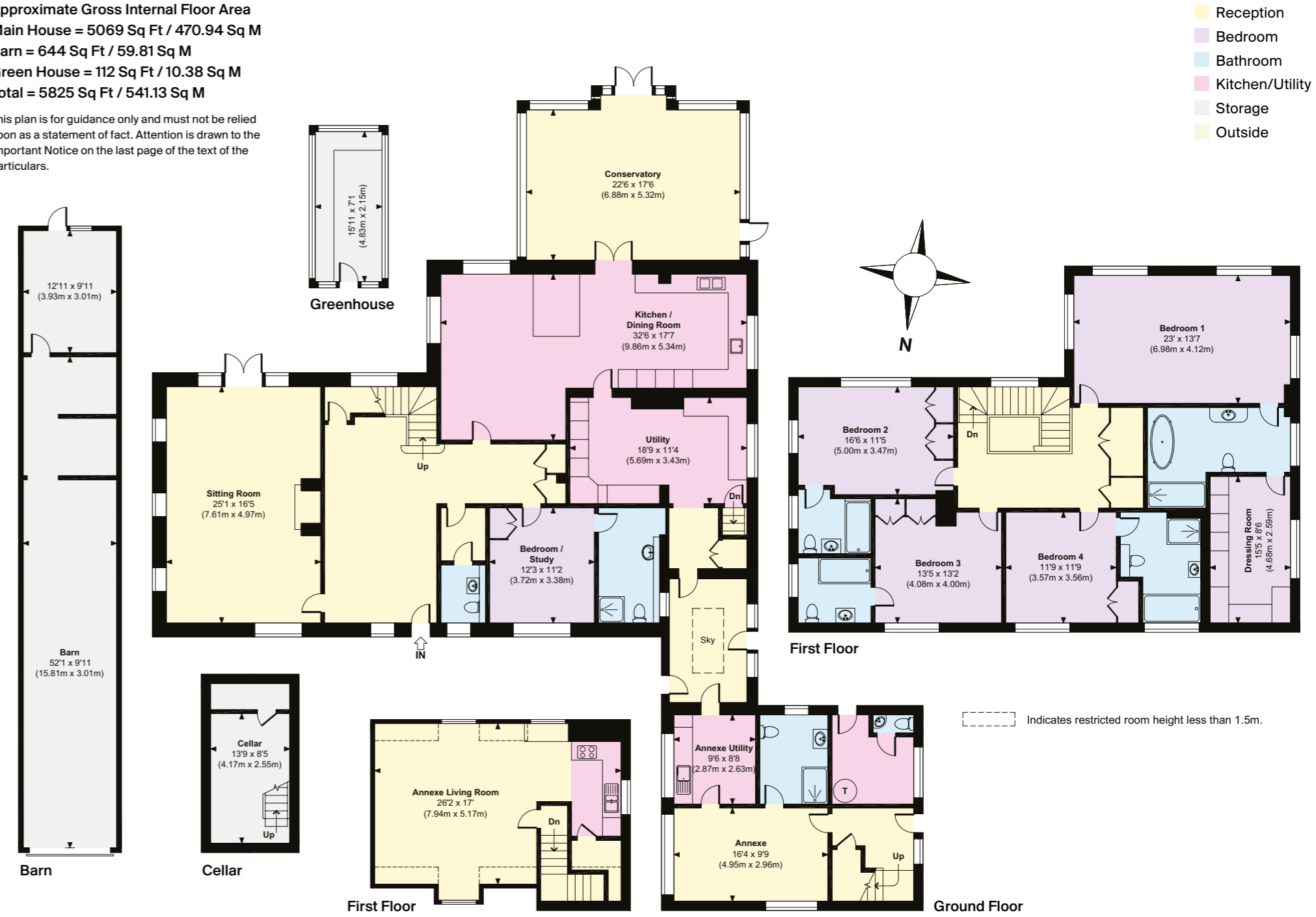
All the double bedrooms on the first floor are accessed by the generously proportioned landing. The principal bedroom is triple-aspect with a well-appointed en suite bath/shower room and door to the adjacent dressing room which is a wall of fitted wardrobes. There are three further bedrooms, all with high end fitted bathrooms.

The attached annexe can be accessed via the main house and additionally by its own front door. There is a ground floor bedroom with en suite shower room, annexe/utility room and upstairs is a large living room with kitchenette.



**Approximate Gross Internal Floor 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**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.





## Gardens and grounds

The level, south-facing lawn has a low hedge at the far boundary overlooking the neighbouring arboretum and over the sweeping Hampshire countryside. Along the west side of the house is a stone terrace, ideal for enjoying the evening sun and there is an additional south-facing patio next to the sitting room. Within the grounds is a large barn and workshop which has separate vehicular access from the lane, as well as a greenhouse. On the opposite side of the lane is a field of approximately 4.2 acres.

## Location

The property is located in a wonderful rural setting, about three miles from the market town of Alton and close to the village of Medstead which has everyday amenities, including a village store, a pub, a village hall and a primary school. Alton has a variety of shops, supermarkets and leisure facilities, as well as a choice of schools, primary, secondary and independent. Alton's mainline station offers direct services to London Waterloo in just over an hour, while the area is also well connected by road, with the A31 providing access towards Guildford or Winchester, and the M3 (Jct 6) at Basingstoke within easy reach.

Postcode: GU34 4AS

What3Words: ///reduction.sofa.jump

## Property information

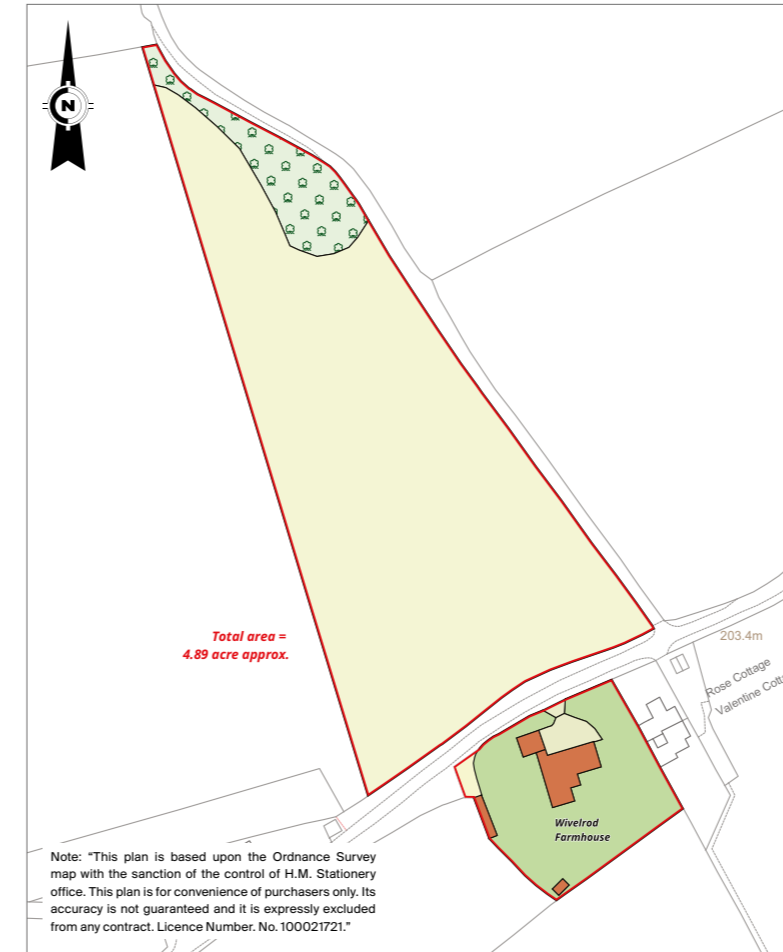
Tenure: Freehold

Local Authority: East Hampshire District Council

Council Tax: Band G

EPC Rating: E

Guide Price: £3,250,000



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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