

# Old Stables

12 Church Lane, Holybourne. Alton, Hampshire, GU34 4HD

Price £1,650,000

wpr









## Old Stables

12 Church Lane, Holybourne, Alton, Hampshire, GU34 4HD

Price £1,650,000 Freehold

- 300 yards from village pub and post office
- 1.3 miles Alton Station
- A31 trunk road 0.87 mile
- Alton town centre 1.27 mile

An outstanding period property with more recent additions sympathetically blended to create a superb family home offering a stunning array of flexible accommodation which exceeds 3000 square feet. The current owner has also acquired formal planning permission to create a detached annexe on the site of the current greenhouse and outbuildings. This attractive proposition will extend the appeal of the property to multi-generational living.

- 5 bedrooms
- 3 bathrooms
- Fabulous kitchen/breakfast room
- Living room
- Dining room + sun room
- Conservatory
- Utility room
- Impressive array of hallways
- Garaging + ample graveled courtyard parking
- First floor office
- Delightful private setting with a gentle slope leading to a river frontage
- Planning permission for detached annexe
- P-shaped swimming pool directly accessible from principal reception rooms





## DESCRIPTION

A home of distinction enjoying a beautiful setting in a highly prized location. Principally a single storey residence with period origins, the one exception being office loft conversion above the main bedroom. The accommodation flows away from the beautiful kitchen which really feels like a central hub. The accommodation wraps around the entertainment terrace with direct access afforded from the conservatory, living room and dining room all leading to the central swimming pool.

## LOCATION

The property is set within the conservation area and close to the heart of the village. The highly coveted lane, as the name suggests, winds down to the village church which is completely beautiful and adjacent to the village duck pond. Holybourne has a very strong and active community with a primary school, Eggar's School, pub and post office along with theatre, village hall and a number of clubs and associations. Holybourne which is a much cherished traditional village with easy access not only to Alton and the station (Waterloo line minimum 67 minutes) but also the A31, Guildford, Farnham, Alton and Alresford -Winchester axis. In true village tradition, Holybourne has a sports pavilion, fields. Play park and a history dating back to the Roman times. There are also a network of footpaths leading to the North and South Downs traversing the Wey Valley. Alton provides major and varied shops including Waitrose, M&S, Sainsbury's, Lidl, Aldi, Boots and Iceland two senior schools, HSDC Alton College, a leisure centre and outlying golf courses.









## DIRECTIONS

From the Queen Elizabeth mini-roundabout on the eastern side of Alton town centre, proceed away from the town on Normandy Street, shortly becoming Anstey Road. Continue, eventually passing Anstey Park recreation area on the left where the road becomes London Road. At Eggar's School traffic lights turn left for Holybourne and follow the road along towards the village centre turning left into Church Lane. Follow the lane a short way along where the driveway for Old Stables is on the left.

## SERVICES

All mains services.

## COUNCIL TAX

Band X - East Hampshire District Council.





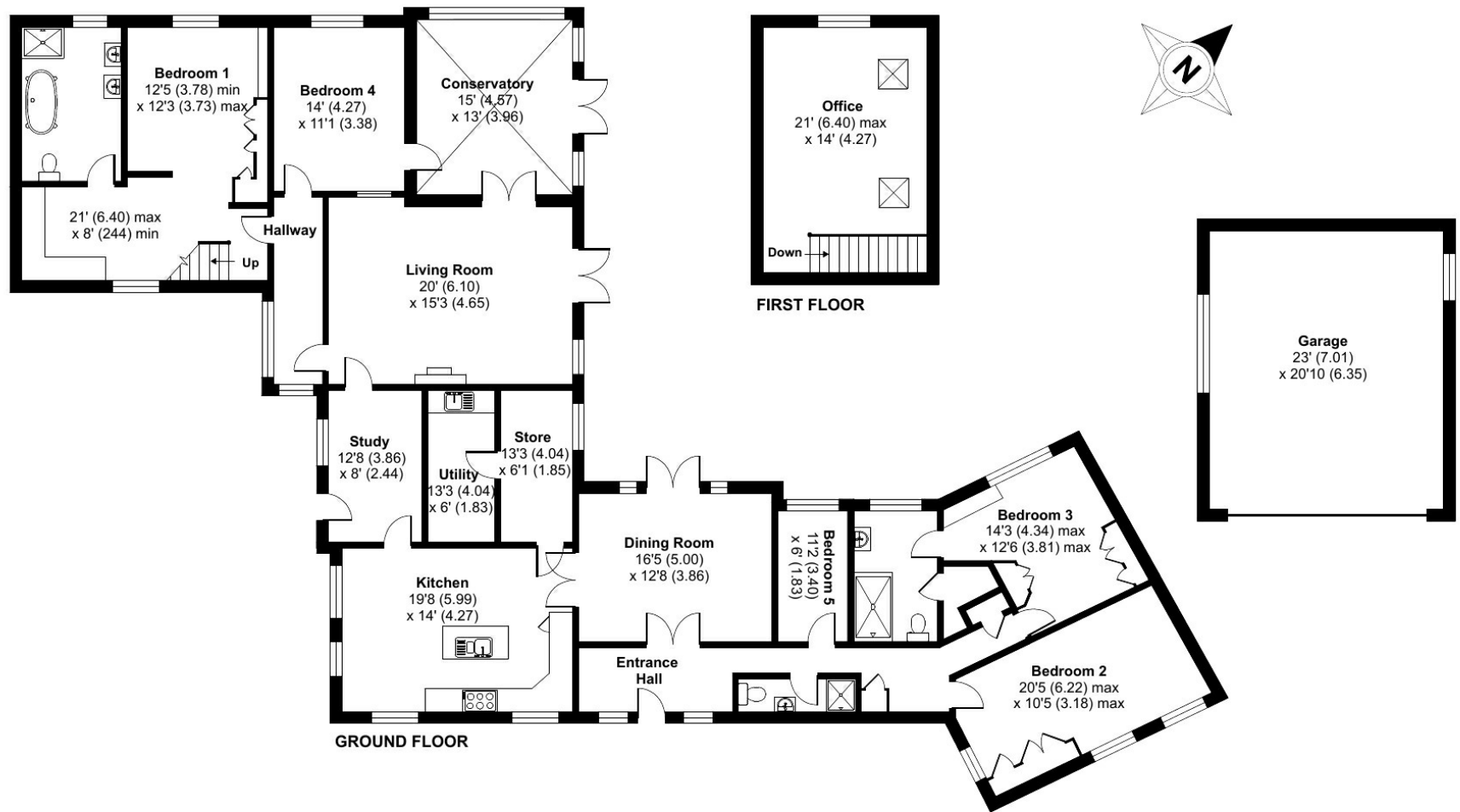




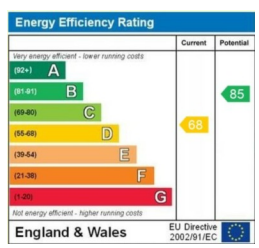
**78 High Street, Alton, Hampshire, GU34 1EN**

Approximate Area = 3589 sq ft / 333.4 sq m (includes garage)

For identification only - Not to scale



**Certified Property** Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024.



78 High Street, Alton, Hampshire, GU34 1EN  
 t: 01420 87379 e: alton@wpr.co.uk

Office Locations: Alton • Farnham • Godalming • Grayshott • Haslemere • London

Property details are a general outline and do not constitute any part of an offer or contract. Services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fittings and fixtures are not included unless specifically described. Measurements, distances and areas are approximate and for guidance only. This material is protected by laws of copyright.