

Winchester Road, Chawton

At home in Hampshire

Hellards

Farthings, Winchester Road

CHAWTON, HAMPSHIRE GU34 1SB

Guide Price: £425,000

- Currently being run as an AirBnB business
- Character Grade II Listed Cottage
- Central Village Location
- Inglenook Fireplace/Beamed Ceilings
- Garden to the Rear
- No Onward Chain

An exquisite cottage located close to Jane Austen's house in the centre of the Chawton village, this two bedroom Grade II listed cottage retains many character features including an inglenook fireplace, beamed ceilings and is currently being run as an Airbnb business.

The property was renovated in June 2019, and is ideally located in the heart of Chawton village. Farthings was built circa 1700 for the workers of the Squire's big house, which is now the Jane Austen Library in the centre of Chawton. The writer's home, now a museum, is directly opposite the house and it's said that Austen family members stayed in Farthings when they ran out of room. They certainly smoked hams for Squire Knight's guests in the inglenook fireplace.

The front door opens to the sitting room, which has an impressive inglenook fireplace, a beamed ceiling, recess cupboard and leaded light windows. Open to the kitchen/dining room, which has kitchen units, a sink, electric oven built into the central chimney stack, induction hob and washing machine. The space has room for a dining table, as well as other furniture and understairs storage and a charming stable door to outside. The stairs are accessed via a latch door in the dining area and upstairs there is a landing and door to the bathroom, with a white suite comprising a bath with shower attachment, vanity wash hand basin and a wc. The spacious main bedroom is at the front of the cottage, and has built-in wardrobes. Bedroom two has loft access and built in cupboard.

Outside, The good-sized and pretty rear garden is offset from the cottage and is mostly laid to lawn with wild flower beds and a tree. There is a summer house with a patio area.













The village of Chawton lies within a conservation area and is blessed with a multitude of heritage features and interesting buildings. Jane Austen's House Museum is located in the centre of the village; it is believed that it was in Chawton that Jane wrote or revised the majority of all her novels including: Sense & Sensibility, Pride & Prejudice, Mansfield Park and Emma. Other facilities within the village include St Nicholas' Church, where Jane's mother and sister are buried, Chawton C of E Primary School, a tea shop, The Greyfriar Public House, Village Hall, Chawton Cricket Club and grounds. Walking and riding through some of our most beautiful countryside is available directly from the house.

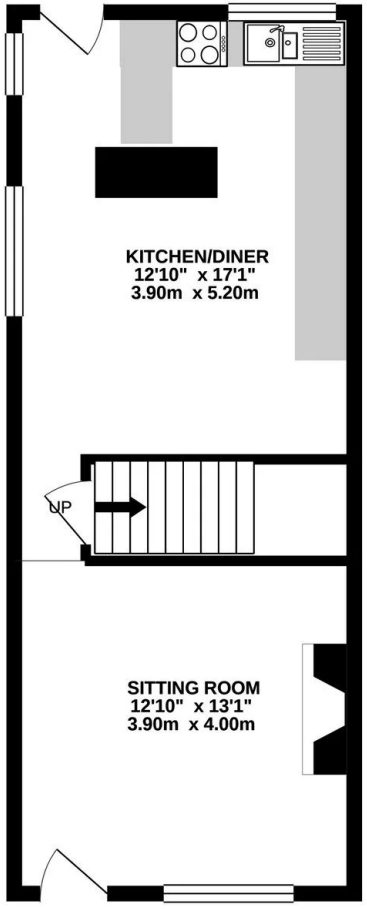
Chawton is well connected transport wise, with only two road exits, one leading to a roundabout connected to the A31 and the A32, and the other to the A339/B3006 Selborne Road. The nearest railway station is 1.7 miles north-east of the village, at Alton, with services running to London Waterloo from 1 hr 6 minutes. In addition, Farnham, Alton and Guildford all offer a wide range of shopping and recreational facilities.

SERVICES
We understand that all mains services are connected.

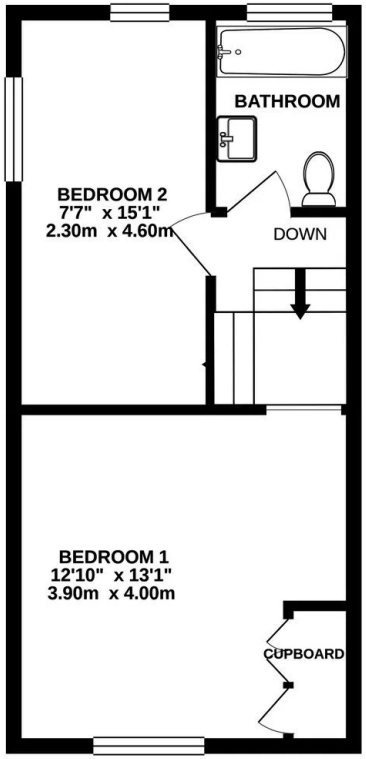
LOCAL AUTHORITY INFORMATION
East Hampshire District Council
Council Tax Band: D

DIRECTIONS
Chawton is located off the roundabout where the A32 joins with the A31. From the large roundabout, follow the road into the village of Chawton. Proceed past Jane Austin's House on the left hand side, bearing left on Winchester Road. Farthings will be found on the right hand side, to the left of The Greyfriar pub.
What3Words: ///headline.hiring.taskbar

GROUND FLOOR
418 sq.ft. (38.9 sq.m.) approx.

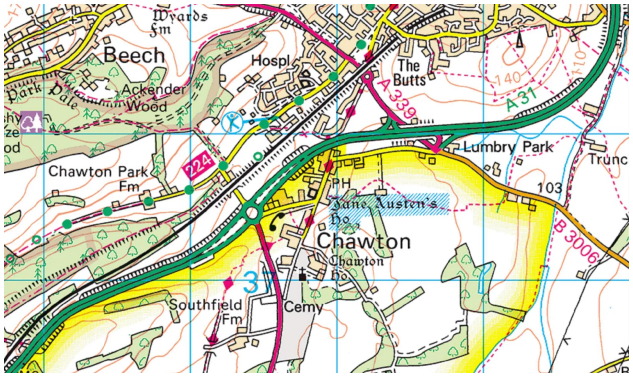


1ST FLOOR
363 sq.ft. (33.7 sq.m.) approx.

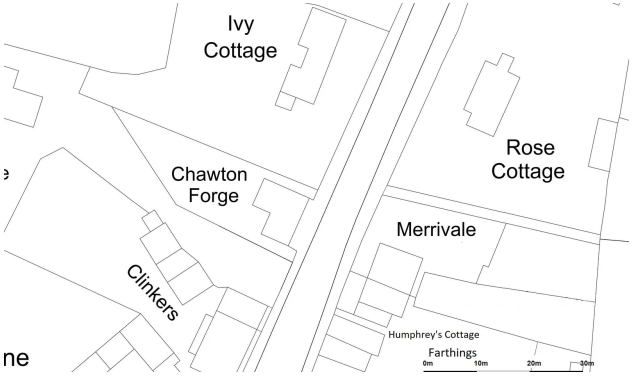


TOTAL FLOOR AREA : 781 sq.ft. (72.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepred as a general guide only. A detailed survey has NOT been carried out, nor the services, appliances and fittigs tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.