



FAWLEIGH

9 Hemplands Lane, Privett, Hampshire GU34 3NU



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An attractive country
cottage with delightful
gardens and wonderful
rural views

Accommodation

Entrance Hall | Cloakroom | Sitting Room

Dining Room | Study | Kitchen /
Breakfast Room

Utility Room | 4 Bedrooms | Bathroom |
Shower Room

Parking | Outbuilding | Gardens

Petersfield 6.7 miles | Alton 9.2 miles
| Alresford 8.2 miles | Winchester 14.9
miles | Guildford 28.3 miles

Mileages approximate





THE PROPERTY

An attractive brick and flint village cottage offering comfortable and versatile accommodation understood to date back to c. 1900s. The property is arranged over two floors and has been enlarged over recent years (c. 2001) to provide spacious and flexible accommodation with notable features including fireplaces, attractive windows, a spacious sitting room providing direct access to the garden, a separate dining room and four bedrooms enjoying lovely rural views.

OUTSIDE

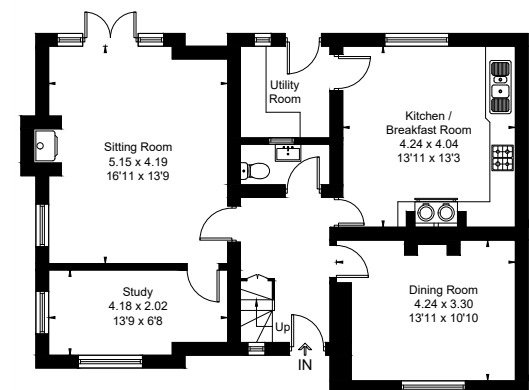
Accessed across a shingled driveway the property provides off road parking for several vehicles. The gardens are principally to the rear of the house and are predominantly lawned housing a large outbuilding / store and enjoying a lovely southerly aspect with delightful views across neighbouring farmland.

LOCATION

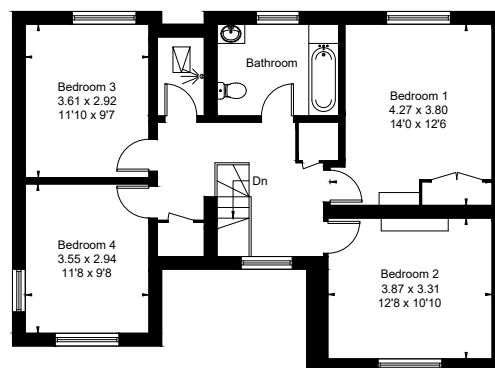
Enjoying a lovely country position in the heart of the South Downs National Park and a conservation area, between Petersfield and Winchester, Fawleigh is located on a quiet lane enjoying a lovely rural outlook to both the front and rear. Privett is a pretty hamlet boasting a café and village hall / Montessori school, which also forms part of the Parish of Froxfield, where there is a village primary school, village Hall, church and a shop/post office. The nearest other village facilities are available a short drive away in West Meon and for a more comprehensive range of shopping, sporting and leisure facilities including Waitrose and a mainline station with train services to London Waterloo, Petersfield is the nearest centre 6.7 miles away. The larger cities of Winchester and Guildford are also within reasonable driving distance as are the harbours and creeks of the South Coast. The surrounding countryside is crisscrossed by a number of footpaths and bridleways providing great scope for both riding and walking. There is an excellent range of educational facilities in the area including Bedales, Churcher's College and Ditcham Park School in the private sector and TPS and Bohunt in the state sector, together with further choices in Winchester and Alresford.



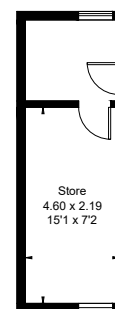
Approximate Floor Area = 154.2 sq m / 1660 sq ft
 Outbuilding = 14.6 sq m / 157 sq ft
 Total = 168.8 sq m / 1817 ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

GENERAL REMARKS

Method of Sale

The property is offered for sale by private treaty.

Services

Mains water and electricity. Private drainage (septic tank). Oil fired boiler providing hot water and heating. Oil fired Aga.#

Broadband availability

Fibre to house.

Mobile/Internet Coverage

Good outdoor; good indoor.

Tenure

Freehold with vacant possession.

Construction

Brick and flint with tiled roof.

Local Authority

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

Council Tax

Band E

EPC

D55

Directions to GU34 3NU

From Petersfield take the A272 (Winchester Road) for about 4.3 miles, turning right (signposted Privett/Privett Centre). Proceed up the hill and at the top keep left (at the grassy triangle) and carry on for 0.4 of a mile to the crossroads and turn right into Hemplands Lane where the property will be found after a short distance on the right hand side.

What3Words

///owes.essay.jacuzzi

Viewings

By appointment with BCM Wilson Hill only

NB Brochure prepared September 2026.



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition. All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #114613

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Petersfield

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