



HEMPLANDS

7-8 Hemplands Lane, Privett, Hampshire GU34 3NU



BCM
Wilson
Hill

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Hampshire GU34 3NU

An attractive and well
appointed village house
with delightful gardens and
wonderful rural views

Accommodation

Entrance Hall | Cloakroom | Drawing
Room with Study Area | Snug | Sitting
Room / Playroom | Office | Kitchen /
Dining Room | Utility Room | Bedroom
with Ensuite Bathroom | 4 Further
Bedrooms | Family Bathroom | Parking
| Detached Garage | Attractive Gardens
of approximately 0.46 Acres (0.186 ha)

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, well-presented and significantly updated brick and flint village house offering comfortable, welcoming and versatile accommodation understood to date back to c. 1901. Formerly a pair of farm cottages, over more recent years the house has evolved to become a lovely, detached family house arranged over two floors, offering a clever mix of character features combined with modern conveniences. The property offers particular notable features including a spacious, vaulted kitchen / breakfast room with exposed beams, Aga and wood burning stove, a well proportioned and comfortable drawing room with exposed timbers and open fireplace, three further reception rooms, five bedrooms and a lovely country position affording wonderful rural views.

OUTSIDE

Approached through a five bar gate, a gravel drive leads to the detached double garage and parking area. The beautifully arranged gardens are a particular feature of the property offering formal terrace areas in which to relax and entertain with the remainder of the garden being principally lawned, interspersed with attractive, well stocked mature floral beds and numerous mature trees. The garden affords the most delightful rural views across neighbouring farmland towards the village church in the distance. In all the sunny, enclosed southerly facing gardens extend to approximately 0.46 Acres (0.186 ha).

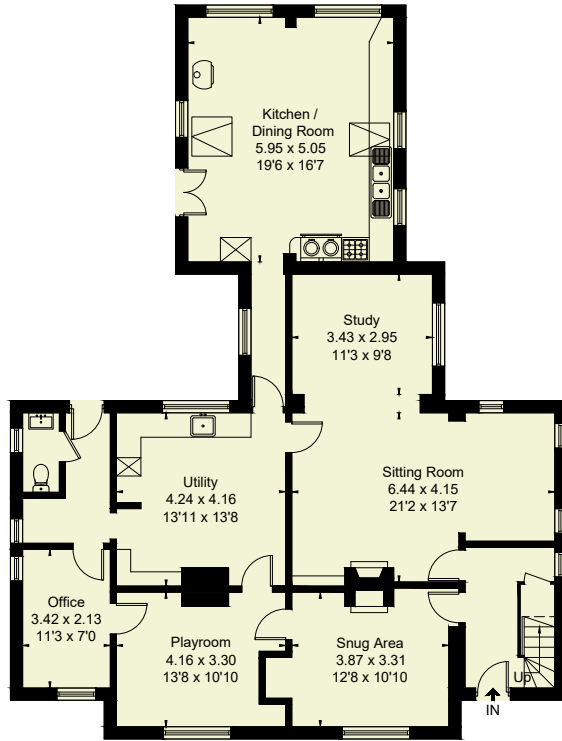


LOCATION

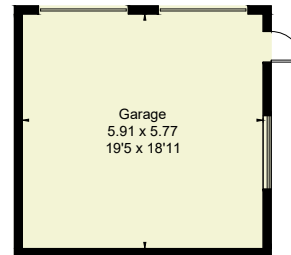
Enjoying a lovely country position in the heart of the South Downs National Park, between Petersfield and Winchester, Hemplands is located on a quiet lane enjoying a lovely rural outlook to both the front and rear. Privett is a pretty hamlet which forms part of the Parish of Froxfield, where there is a village primary school, village Hall, church and a shop/post office. The nearest 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.



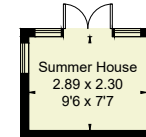
Approximate Floor Area = 231.1 sq m / 2487 sq ft
 Outbuildings = 40.6 sq m / 437 sq ft (Including Garage)
 Total = 271.7 sq m / 2924 sq ft



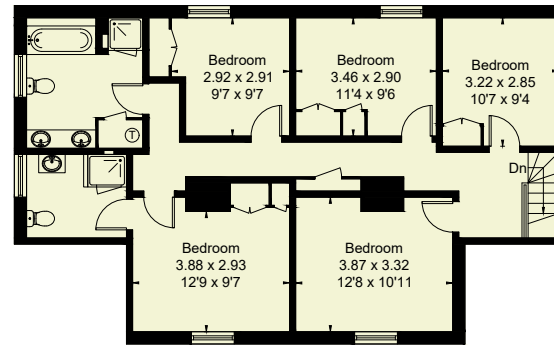
Ground Floor



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



First Floor

GENERAL REMARKS

Method of Sale

The property is offered for sale by private treaty

Services

Mains water and electricity. Private drainage via treatment plant. Oil fired boiler providing hot water and heating.

Broadband availability

Fibre to house.

Mobile/Internet Coverage

Good outdoor and variable indoor according to Ofcom.

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 G

EPC

F28

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), carry on for 0.4 of a mile to the crossroads and turn right (signposted Froxfield) into Hemplands Lane where the property will be found after a short distance on the right hand side.

What3Words

///solving.logged.attending

Viewings

By appointment with BCM Wilson Hill only

NB Details and photographs dated April 2026

IMPORTANT NOTICE

BCM Wilson Hill for themselves and the Vendors or lessors of this property whose agents they are, give notice that:

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Petersfield

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