



HIGHMEAD HOUSE

Hampshire, GU34 4BN



EXCEPTIONAL COUNTRY HOUSE WITH FAR REACHING VIEWS

Occupying a well-connected rural position, this beautiful country house offers classic charm set against a backdrop of outstanding panoramic countryside views.



Local Authority: East Hampshire

Council Tax band: G

Tenure: Freehold

Services: Mains water and electricity. Private drainage. Oil fired heating.



GLORIOUS GARDENS SET IN AROUND 14 ACRES

Approached via a carriage driveway, Highmead House welcomes you into a spacious and inviting reception hall that provides access to a further four generously proportioned reception rooms. The elegant drawing room is a standout feature, boasting a large bay window and a charming fireplace, perfect for relaxing or entertaining. The principal reception room enjoys direct access to the stunning gardens, seamlessly connecting indoor and outdoor living.

The family kitchen leads through to a bright breakfast room, creating a wonderful space for casual dining and family gatherings and onto an elegant dining room for more formal occasions. Practicality is well catered for with a boot room leading to a utility room and cloakroom, plus an additional guest WC on the ground floor.





Upstairs, the principal bedroom benefits from an en suite bathroom and dressing room complemented by six further well-sized bedrooms, one with an additional en suite, alongside a family bathroom and separate shower room. Ample storage is available with convenient loft access from the landing.

The rear garden is truly enchanting, featuring a large terrace that steps down to an expansive lawn bordered by mature trees, hedges, and beautifully maintained flower beds, ensuring both privacy and natural beauty. The breathtaking countryside views extend across the grounds, enhancing the picturesque atmosphere.

Within the garden lies a swimming pool enclosed by a stone wall with an accompanying pool house. A tennis court offers further recreational opportunities. The extensive grounds also include a range of useful outbuildings such as garages, stables, outside home office, workshops, a barn and a summer house, perfectly suited to a variety of uses. The house would suit those with equestrian needs with the stabling and paddocks, or simply plenty of room for outside enjoyment. The outbuildings and stabling could also be converted to secondary accommodation STPP.







LOCATION

Highmead House is situated on the edge of the highly regarded market town of Alton which provides a comprehensive range of shopping, educational and recreational facilities. The larger regional centres of Farnham, Winchester and Basingstoke offer a broad range of facilities and are all easily accessible on a daily basis.

There are a number of excellent independent schools accessible in the area, which include Lord Wandsworth College, St Swinthun's School, Edgeborough, Long Sutton and Bentworth Church of England Primary Schools.

Communications in the area are first class with fast and regular train services from Alton and Basingstoke Stations to London Waterloo, taking 70 minutes and 45 minutes respectively. The M3 and A31/A3 are easily accessible, providing fast access to the national motorway network.

Throughout the adjoining countryside are numerous attractive footpaths and bridleways.





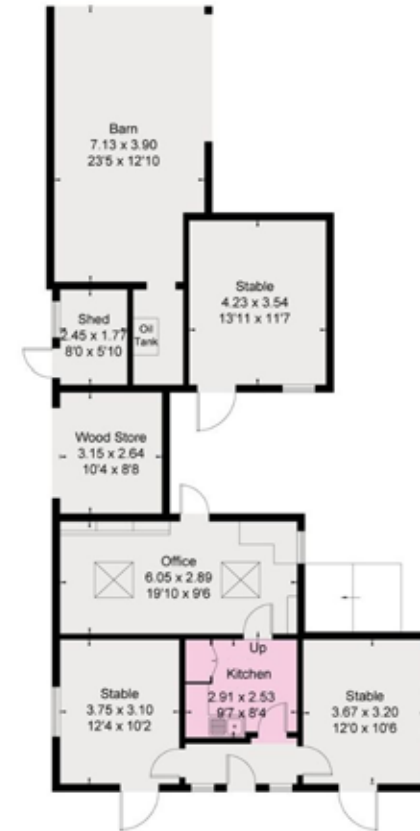
Reduced head height below 1.5m



First Floor



Ground Floor
Main House

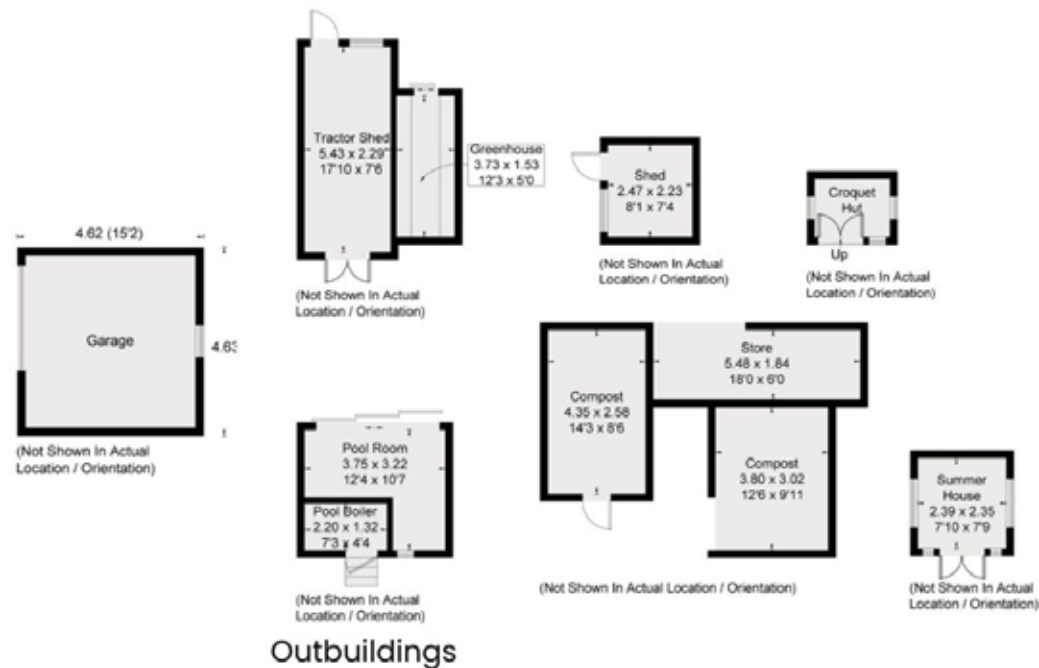


(Not Shown In Actual Location / Orientation)

Outbuildings

Main House House Approximate Floor Area = 559.5 sq m / 6022 sq ft
 Outbuildings = 22.1 sq m / 238 sq ft
 Total = 581.6 sq m / 6260 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



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