

An aerial photograph of a large, two-story house with a red-tiled roof and white window frames, situated on a green lawn. The house is surrounded by lush greenery, including trees and shrubs. In the background, there are rolling hills and a dense forest. A small pond is visible in the bottom right corner. The sky is clear and blue.

THE MARSHALLS

Worldham Hill, East Worldham, Alton GU34 3AT



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An attractive unlisted period home with
excellent outbuildings and beautiful views set
in just over 3 acres.

Accommodation

6 bedrooms, 4 bathrooms (2 en suite) | Historic entrance hall, drawing room,
dining room | Kitchen/breakfast room, garden room, utility room, cloakroom
| Double garage with workshop over, large outbuildings, sheds | Gardens
and grounds of just over 3 acres | House approx. 3,543 sq ft (292.2 sq m)
| EPC: F33

Alton 2.5 miles | Farnham 11 miles | Petersfield 12 miles
| Winchester 19 miles | Guildford 21 miles | London Waterloo
from Alton – in just over an hour | Mileages and times approximate





THE HOUSE

There is a fantastic feel as soon as you step into the grand entrance hall, bursting with character with exposed beams and an impressive inglenook fireplace. To the left there is a large drawing room, part of a 1950s extension, which is light and bright with a bay window and door onto the garden. Beyond this there is a garden room and utility/boot room with a side door. To the right of the historic entrance hall there is a dining room with a log burning stove set into the grand fireplace, wooden beams and a bay window to make the most of the views out to the garden. The open plan kitchen/breakfast room is well fitted with a separate pantry. Four staircases lead to the first floor where there are six bedrooms. The principal bedroom is particularly impressive, set above the drawing room with fitted wardrobes, an ensuite bathroom and views over the garden and neighbouring farmland. Whilst the property requires some modernisation, it offers fantastic flexible accommodation and excellent potential to create a truly exceptional family home.

OUTSIDE

Outside the garden and grounds are particularly spectacular. A pretty terrace is encased by colourful beds and extends the width of the house before meeting a level expanse of lawn. At the bottom of the garden, there is a well-established orchard of fruit trees. To the side of the house, there is a vegetable garden, greenhouse, large outbuilding and a further shed. Beyond this there is a large paddock set into the hillside with prime views of St John's Hill. To the front of the house, a driveway leads to a large circular parking area for several cars, whilst a separate driveway leads down to the large double garage with workshop above and further parking. In all, a fabulous set up for keen gardeners, children or animals to enjoy and a haven for wildlife.

SITUATION

The delightful village of East Worldham is situated in East Hampshire, close to Alton, and lies within the scenic South Downs National Park. Surrounded by beautiful countryside, it offers endless opportunities for walking, cycling and riding along an extensive network of footpaths and bridleways.





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Nearby villages include Wyck, Selborne and Chawton, famed for its association with Jane Austen. East Worldham is a quintessential Hampshire village with a vibrant community, parish church, village hall and the popular Three Horseshoes public house. An 18-hole golf course is also close by. The historic towns of Farnham, Winchester and Guildford are all within driving distance, whilst the area is served by an excellent choice of both state and independent schools. Alton, less than two miles away, provides a comprehensive range of shopping, recreational and social facilities, together with a mainline railway station offering a journey time of just over an hour to London Waterloo. The village also enjoys excellent road links via the A3 and M3, with Heathrow, Gatwick and Farnborough airports all readily accessible.

GENERAL REMARKS

Method of Sale

The property is offered for sale by private treaty.

Services

Mains water, electricity, and private drainage. LPG fired heating.

Broadband availability

Superfast available (Ofcom).

Mobile Coverage

Good outdoors (Ofcom).

Tenure

Freehold with vacant possession.

Construction

Brick

Local Authority

East Hampshire District Council

www.easthants.gov.uk

01730 266551

Council Tax

Band H

EPC

F33

Postcode

GU34 3AT

Directions

From the Ham Barn Roundabout at Liss on the A3, take the Farnham Road/Selborne Road towards Alton. Continue along this road and, having passed through Selborne, after approx 1.6 miles turn right at the crossroads signposted to W Worldham. This is Little Wood Lane and continue into Blanket Street towards E Worldham. At the crossroads in the village of East Worldham, turn right and the property will be found approx. 0.4 miles/700 yards on the right.

What3Words

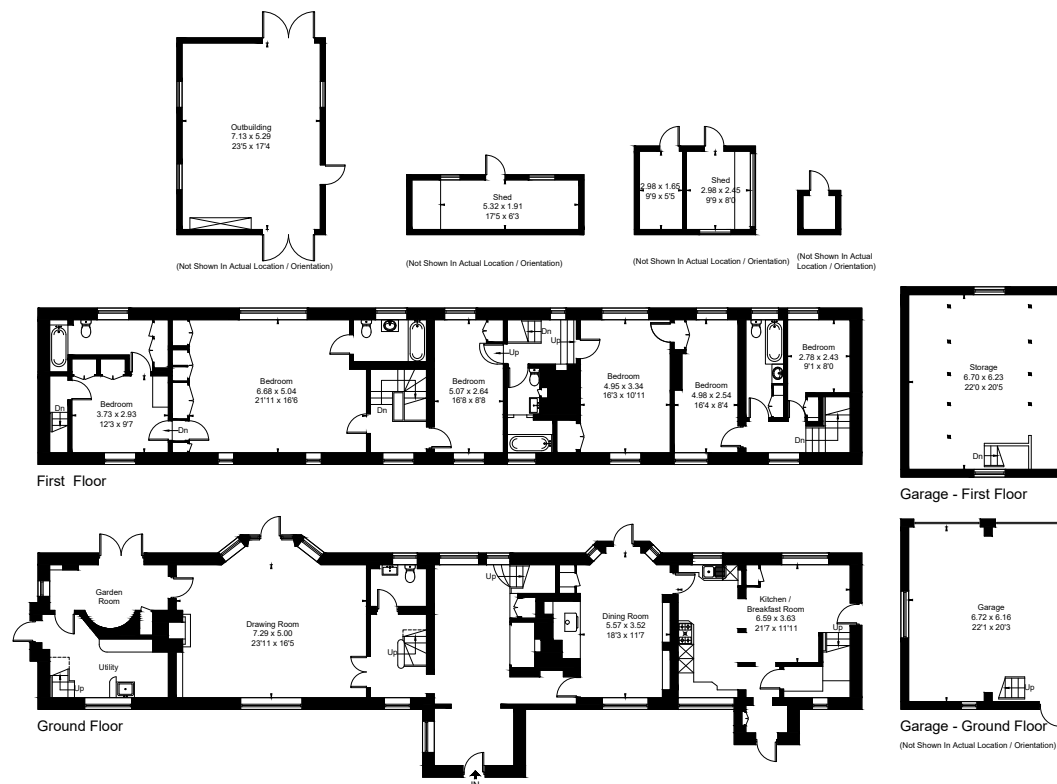
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Viewings

By appointment with BCM Wilson Hill only

NB These particulars are as at July 2026.

Approximate Floor Area = 329.2 sq m / 3543 sq ft
 Outbuildings = 127.6 sq m / 1373 sq ft
 Total = 456.8 sq m / 4916 sq ft
 (Excluding Sheds)



IMPORTANT NOTICE

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