



# WHEELWRIGHTS

Alexanders Lane, Privett, Hampshire GU34 3PW





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GU34 3PW

An attractive and well presented  
country property enjoying a lovely,  
rural position

## Accommodation

4 bedrooms | 2 Reception rooms

Galleried office/study | Kitchen/breakfast room

Family bathroom and ensuite bathroom to main bedroom

Parking & double garage with loft room above

Delightful south facing walled garden

3001 square feet including garage

EPC: F25

Petersfield 4.3 miles | Alton 11.9 miles | Alresford 11.7 miles

| Winchester 17.7 miles | Portsmouth 22.6 miles

Guildford 30.6 miles

Main line station and A3 at Petersfield  
(Mileages are approximate)



SALES & LETTINGS

PLANNING & DEVELOPMENT

RURAL CONSULTANCY

ARCHITECTURE & DESIGN





## THE PROPERTY

Wheelwrights is an attractive Grade II listed country property of much charm and character. With pretty brick and flint facing elevations, the house offers modern, well proportioned and comfortable accommodation throughout ideally suited for entertaining given the open feel internally and, with bi-folding doors from the dining room, can also include the outside as an 'additional room' on occasion. The property enjoys a private, southerly facing orientation across its own delightful walled garden.

## OUTSIDE

The property offers private parking for several vehicles and a double garage with loft room above. The garden is delightful, enjoying a private, south westerly aspect, fully enclosed by an attractive brick and flint wall and is predominantly lawned with a stone patio adjacent to the rear of the property which can be accessed directly from the dining room. In addition, the property also benefits from access to a separate communal garden area with pathways beneath a wooden pergola and a water feature.

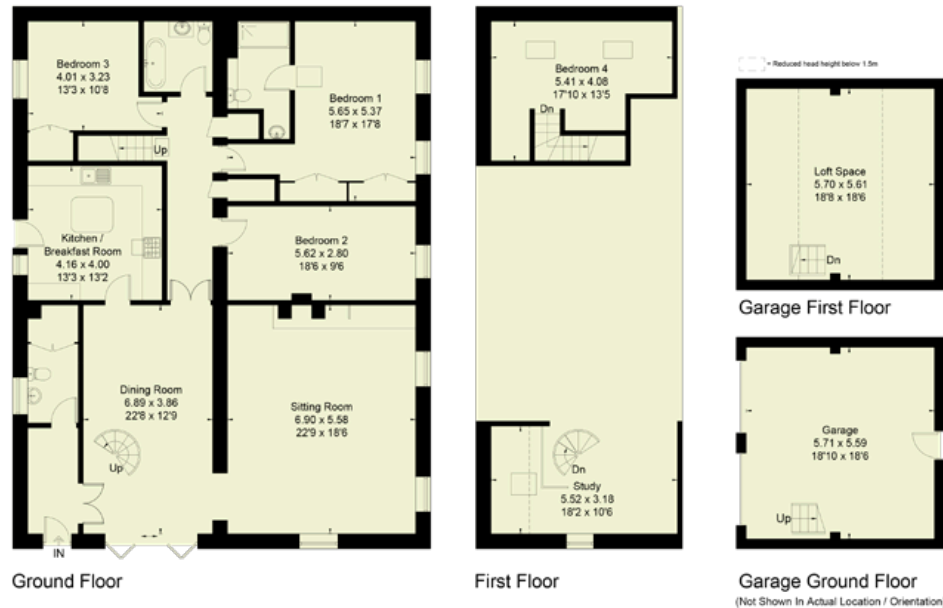
## SITUATION

Set off a country lane in the heart of the South Downs National Park, the property is located amid a gently undulating rural landscape that has remained largely unchanged for hundreds of years. Privett forms part of the Parish of Froxfield, a collection of rural hamlets with High Cross at its centre where there is a village primary school, Jubilee Hall with sports club, church and a shop/post office. The extensive network of local lanes provides wonderful walks, cycling routes and access to footpaths ideal for any country/outdoor enthusiast. Petersfield is a short drive away with its comprehensive range of facilities and excellent private and state schools. The A3 provides good regional transport links to Guildford and the south coast and there are regular train services from Petersfield to London Waterloo in just over an hour.



Approximate Floor Area  
Main House = 214.9 sq m / 2314 sq ft  
Garage = 63.8 sq m / 687 sq ft  
Total = 278.8 sq m / 3001 sq ft

Not to scale. For identification purposes only.



#### IMPORTANT NOTICE

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## GENERAL REMARKS

### Method of Sale

The property is offered for sale by private treaty.

### Rights of Way

There are no public rights of way crossing the Property.

### Services

LPG gas heating. Private drainage. Mains water (metered) & electricity.

### Broadband availability

Ultrafast available (Ofcom)

### Mobile Coverage

Likely (Ofcom)

### Tenure

Freehold with vacant possession. Grade II listed.

### Local Authority

East Hampshire District Council.  
[www.easthants.gov.uk](http://www.easthants.gov.uk)  
01730 266551

### Council Tax

Band G

### EPC

F25

### Directions (GU34 3PW)

From Petersfield leave via Bell Hill (marked Steep/Froxfield) and straight on up Stoner Hill continuing straight on at the top of the hill passing The Trooper Inn on your right. From the Trooper Inn, continue for approximately 2 miles turning left into Alexanders Lane. Follow the lane for approximately 0.8 miles where the property will be found on the right hand side.

### What3Words

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### Viewings

By appointment with BCM Wilson Hill only.

### Selling Agent

BCM Wilson Hill  
4 Lavant Street, Petersfield,  
Hampshire GU32 3EW  
t: 01730 262600  
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NB: Details and photographs dated September 2024.

### Petersfield

01730 262 600

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Further offices at: Winchester | Isle of Wight | Oxford

[bcmwilsonhill.co.uk](http://bcmwilsonhill.co.uk)

