



Observatory House

HINTON MANOR LANE | CLANFIELD | HAMPSHIRE | PO8 0QR

Wilson | Hill

Master Bedroom with Ensuite Bathroom | 6 Further Bedrooms | Family Bathroom | Drawing Room | Dining Room | Kitchen/Breakfast | Orangery | Large Entrance Hall | Cloakroom
Rear Hall | Utility Room | Cellar | Extensive Parking | Triple Garage with Large Store/Workshop behind | External 1st Floor Terrace
Gardens blending into Woodland and Paddocks beyond, in all 10.4 acres (4.209ha)

Mileages: Petersfield 7.5 miles, Chichester 15.7 miles, Winchester 18.2 miles, Guildford 34 miles, London 64 miles







I The Property

Observatory House is a lovely family home dating we believe from 1905, with more recent extensions. Our clients bought the house about 12 years ago and completely refurbished it and added the kitchen extension. The accommodation features bright well proportioned rooms with good ceiling heights and is very flexible in the way it can be used. Our client was told when they bought the house that reputedly General Eisenhower stayed in the house prior to D Day when Winston Churchill was staying up the road at

The Bat and Ball Pub, this is a fun story, but obviously we can't verify it. The house sits in substantial grounds with attractive gardens surrounding the property blending into woodland and then off to one side are the paddocks. The house and grounds do lie within the boundary of the South Downs National Park and attractive westerly views over Downland can be enjoyed from parts of the house and particularly from the first floor terrace on the western end of the property. One to be viewed to be truly appreciated.





| Location

The house sits on the western edge of Old Clanfield, overlooking fields. The village offers a good range of facilities, including shops, and doctor's surgery and Petersfield with its comprehensive range of facilities including Waitrose together with a mainline station with train services to London Waterloo is 7.5 miles to the north. The area is particularly blessed with an excellent range of schools including Bedales, Churchers College and Ditcham Park and in the state sector there is The Petersfield School in Petersfield and Bohunt at Liphook.

The A3 provides good regional transport links to the M25 and beyond and the larger centres of Winchester, Guildford and Chichester are all within reasonable driving distance as are Goodwood and the harbours and creeks of the South Coast. There are a good number of footpaths and bridleways in the surrounding area including the South Downs Way, Shipwrights Way and The Hangers Way to name but a few.



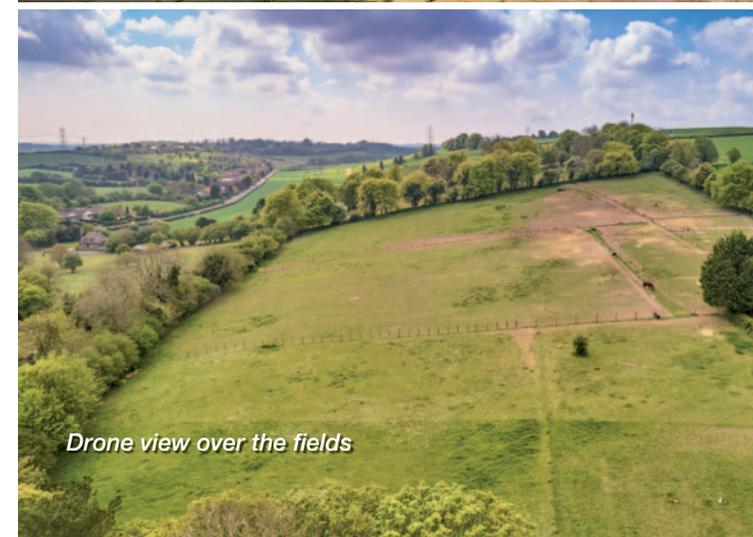
View from drone to the west



| Outside

A gravel drive leads up to a large parking area and adjacent to this there is the triple garage with the garden store/workshop behind. Steps also lead from this area up to the first floor terrace which is an ideal place to enjoy sunsets in the summer. Adjacent to the orangery there are areas of terracing and a further of area of terracing around on the eastern side of the house and these open onto open areas of lawn bounded in places by well stocked herbaceous borders.

The gardens gently blend into woodland to the east and then off to one side are the paddocks which are currently divided into three and have a separate access out onto Hinton Manor Lane. There is a further access point out from the property to Hambledon Road if you want to have an in and out driveway. There is also a WWII air raid shelter in the garden that can be used as a store and has a terrace above.



Drone view over the fields

Approximate Floor Area = 350 sq m / 3763 sq ft
 Garage = 52 sq m / 558 sq ft
 Stores / Workshop = 34 sq m / 370 sq ft
 Total = 436 sq m / 4691 sq ft



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I Directions to PO8 0QR

Follow the A3 south from Petersfield, go through the cutting in the South Downs and past the Queen Elizabeth Country Park and take the next exit signed to Clanfield. Follow the road over the A3 and then left towards Clanfield and Hambledon. Go into Clanfield and when you reach the Rising Sun, continue on around the corner to the left, go down for about 150 metres and then turn right into Hambledon Road. Go along for about 250 metres and take the third turning on the left into Hinton Manor Lane and the entrance to the house will be found immediately on the left hand side.



Services: All mains services are provided, gas boiler providing hot water and central heating via a mixture of radiators and underfloor heating.

Council: East Hampshire County Council, www.easthants.gov.uk, 01730 266551

Council Tax: Band G. EPC: D60.

Wilson Hill have not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Maps and plans shown as a guide only.

Details and photographs dated May 2019.

