



Chapel Farm House

OAKHANGER | HAMPSHIRE | GU35 9JB

Wilson | Hill

6 Bedrooms | 2 Bathrooms | Shower Room | Drawing Room | Dining Room | Family Room | Study | Barn Room | Kitchen/Breakfast Room | Laundry/Boot Room | Cellar
Garden Store | Extensive Outbuildings including Cow Barn and Old Dairy | Extensive Parking | Gardens | In all 0.77 acres (0.31 ha)

Selborne 2.8 miles, Petersfield 10 miles, Alton 5 miles, Bordon 2.2 miles, Farnham 9.6 miles, Winchester 21 miles, London 54 miles.





I The Property

Chapel Farm House is a lovely Grade II listed house dating from the early 19th Century offering extensive and flexible accommodation. The house needs updating and whilst being perfect as a family home does have a variety of other potential uses given the extensive outbuildings which include a Cow Barn and the Old Dairy. In all there are 5,351 sq ft of currently

unexploited outbuildings available and these provide great potential for such things as additional accommodation or holiday lets subject to the necessary consents. All the outbuildings are shown on the floor plans towards the back of the brochure. In all, a rare opportunity and one that must be viewed to be truly appreciated.



| Location

The house is located on the southern edge of the village of Oakhanger and adjoins the South Downs National Park. The village has a flourishing pub and, just across the road, The Chocolate Frog which comprises a delicatessen, gift shop, homewares, garden centre and tearoom. For shopping and leisure there are most facilities in Bordon 2.2 miles away and these are being significantly increased going forward. The nearest main towns are Farnham which is 9.6 miles, Alton 5 miles and Petersfield 10 miles, all of which have a comprehensive range of shopping and leisure facilities together with mainline stations with train services to London Waterloo. There are several picturesque villages in the immediate area the most notable being Selborne which is 2.8 miles away. There are many very good schools in the surrounding area including Bedales and Churchers College at Petersfield, Alton Convent and Highfield at Liphook to name but a few. The surrounding countryside is crisscrossed by footpaths and bridleways providing great scope for riding and walking and the A3 is easily accessible just beyond Bordon providing good links to the M25 and beyond together with the South Coast.



| Outside

To the front of the house there is a good sized front garden bounded by a mixture of walls and hedging. A gate leads to the side of the house to the main garden with large open areas of lawn, an established fruit cage and a vegetable garden. It is bounded on one side by the Cow Barn with areas of paved, brick and gravel terracing adjacent to the house. Beyond the Cow Barn next to the Old Dairy is an extensive area of parking and the grounds as a whole total 0.77 acres.

The House

Approximate Gross Internal Area = 430.6 sq m / 4634 sq ft
 Cellar = 32.7 sq m / 352 sq ft
 Total = 463.3sq m / 4986 sq ft



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

The Outbuildings



Pig Sty
(Not Shown In Actual Location / Orientation)

Approximate Gross Internal Area = 497.1 sq m / 5351 sq ft



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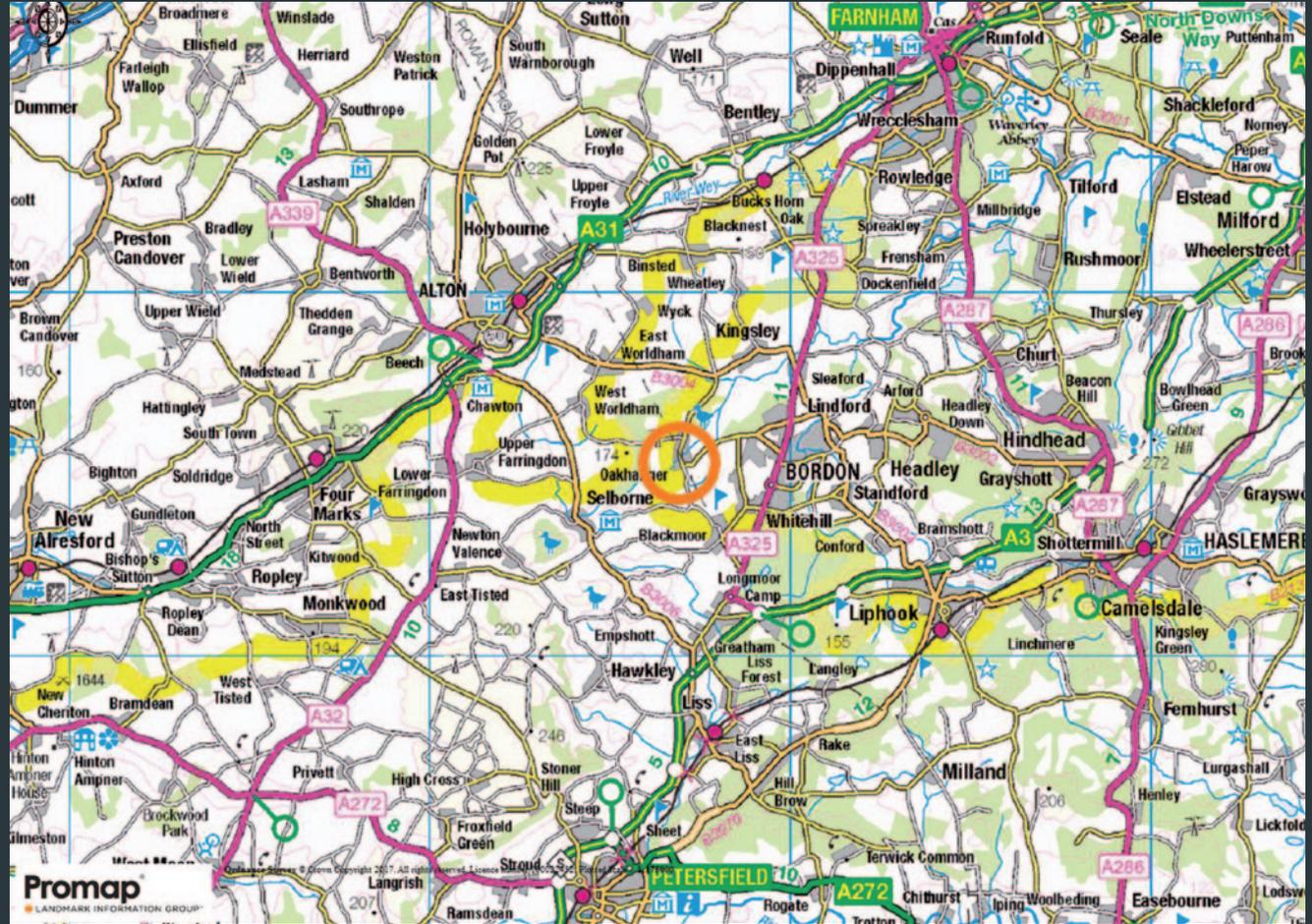
Directions to GU35 9JB

Take the A3 south from Liphook and turn off at the junction to A325 Farnham and Bordon. Stay on the A325 and follow the signs to Bordon. Continue on A325 though Bordon going straight on over two roundabouts, and then pass the Tesco traffic lights and continue straight on at the next set of traffic lights. Continue for 200 metres and then turn left into Budds Lane. Follow Budds Lane along to the end and then turn left, signed to Oakhanger. Follow this road along for 1.5 miles where you will come to a T junction. Chapel Farm is in front of you with a green barn door. Turn left and almost immediately right into the driveway. Follow the drive up keep right and park in the courtyard where we will meet you.

Services: Mains water and electricity, private drainage, oil fired boiler providing hot water and central heating via radiators

Local Authority: East Hampshire District Council
www.easthants.gov.uk, 01730 266551

Council Tax: Band G



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. Plans and maps are not to scale and should be treated as a guide only.

Details and photographs dated May 2016 and February 2017.

Viewing strictly by appointment

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