



Bluebell Cottage

BASING DEAN | PRIVETT | ALTON | HAMPSHIRE | GU34 3PH

Wilson | Hill

4/5 Bedrooms | 3 Bathrooms (1 En Suite) | Hall | Sitting Room | Study/Bedroom 5 | Kitchen/Breakfast Room | Utility Room | Large Double Garage
Garden in all just under ½ an acre (0.201 ha)

Mileages: Petersfield 7 miles, Alton 10.2 miles, Alresford 11.5 miles, Guildford 29.5 miles, Winchester 16.8 miles, Portsmouth 22.9 miles.
A3 6.2 miles, Local Station at Petersfield with services to London Waterloo.



the various clusters of small rural farms and cottages which make up the active rural community.

At the heart of the parish of Froxfield and Privett is High Cross, where there is a thriving village community with church, sought after village school, recreation ground and village hall. The popular market town of Petersfield is 7 miles away and has a mainline station with services to London Waterloo in just over an hour and this is also where you can access the A3, which provides good regional links to Guildford and the South Coast. There is an excellent choice of private schools including Bedales and Churchers nearby.

| The Property

Originally the gardener's lodge to Coles, Bluebell Cottage has been imaginatively extended and refurbished to provide a flexible home in a secluded rural setting. The property has been opened up with the many windows providing light, some of which are floor to ceiling or dormered at first floor level providing views into the garden and vistas to adjoining woodland and farmland. The spacious hall at the heart of the house has a galleried landing, which divides the house with the practical day to day kitchen, breakfast room, sitting room and backdoor/utility room to one side, and to the other, two ground floor bedrooms (or study as required)

and bathroom. Upstairs the landing has a family bathroom serving two bedrooms and a master bedroom with en suite bathroom. The property is therefore adaptable for families and their needs.

| Location

Set off a meandering country lane in the heart of the South Downs National Park, Bluebell Cottage is part of a gently undulating rural landscape that has remained largely unchanged for hundreds of years.

It is a dream location for cyclists and walkers as the network of local lanes wanders for miles and connects





“ A flexible family home in an unspoilt corner of rural Hampshire, yet within reach of Petersfield and an easy commute to London ”

Outside

The entrance drive sweeps up to the side of the house to a large double garage, with plenty of off road parking. The property is set into a gently sloping garden which wraps around the house with a level front lawn and a sunny terrace bounded by established hedgerows and woodland behind the house. Overall a lovely garden either for children to explore or keen gardeners to enjoy, in all just under ½ an acre (0.201 ha).



Directions to GU34 3PH

From Petersfield/A3 leave on the A272 (towards Winchester), follow for 4.3 miles, turning right (signposted Privett/Privett Centre). Proceed up the hill to the top, fork right beside the Privett Centre, carry on past the church and follow this winding country lane all the way to a T junction. Turn right and Bluebell Cottage is first property on your left.

Approximate Gross Internal Area = 171 sq m / 1835 sq ft
Garage = 38.0 sq m / 408 sq ft
Total = 209 sq m / 2243 sq ft



Illustration for identification purposes only. Not to scale
Ref: 170662

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

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

Council Tax: Band E.
EPC: D57.

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 July 2016 and February 2017.

Viewing strictly by appointment