



## Sunacres Farm

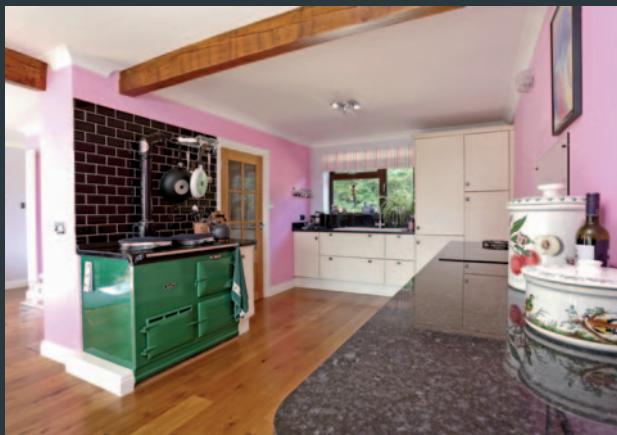
SHALDEN GREEN ROAD | SHALDEN | HAMPSHIRE | GU34 4DT

Wilson | Hill

Master Suite of Bedroom, Shower Room and Dressing Room | Guest Bedroom with Ensuite Shower Room | 3 Further Bedrooms | Family Bathroom | Entrance Hall | Cloakroom  
Drawing Room | Study | Kitchen/Sitting/Dining Room | Utility Room | Parking | Gardens of about 1 acre (0.39 ha) | Views

Alton 3.5 miles (1hr 07mins to Waterloo), Basingstoke 9.1 miles (47mins to Waterloo), Farnham 11 miles, London 49 miles.





## I The Property

Sunacres Farm sits amongst pretty rolling Hampshire countryside with far reaching views to the south over fields and woodland. What immediately strikes you visiting the house is the well-proportioned light and airy rooms and the house in all has 5 bedrooms including 2 suites, a very large drawing room that can be used for dining as well, a study and an open plan kitchen/breakfast/sitting room.

There is also a large utility room and cloakroom. One to view to truly appreciate.

## I Location

It's all about the location. Shalden is one of Hampshire's best kept secrets, secluded and rural, yet remarkably accessible, Alton is just 3.5 miles away, and Basingstoke is under 10 miles to the north.





The house sits on the edge of the village which has a timeless feel where little seems to have changed over the centuries. The nearest facilities are in Alton, the M3 lies to the north at Odiham or Basingstoke. The A31 at Alton provides good regional transport links to Winchester and Farnham.

Hampshire is well catered for with top performing state and independent schools all within the region. There are many footpaths and bridleways in the area which provide a fantastic network of walks and options for cycling, as do many of the local lanes.



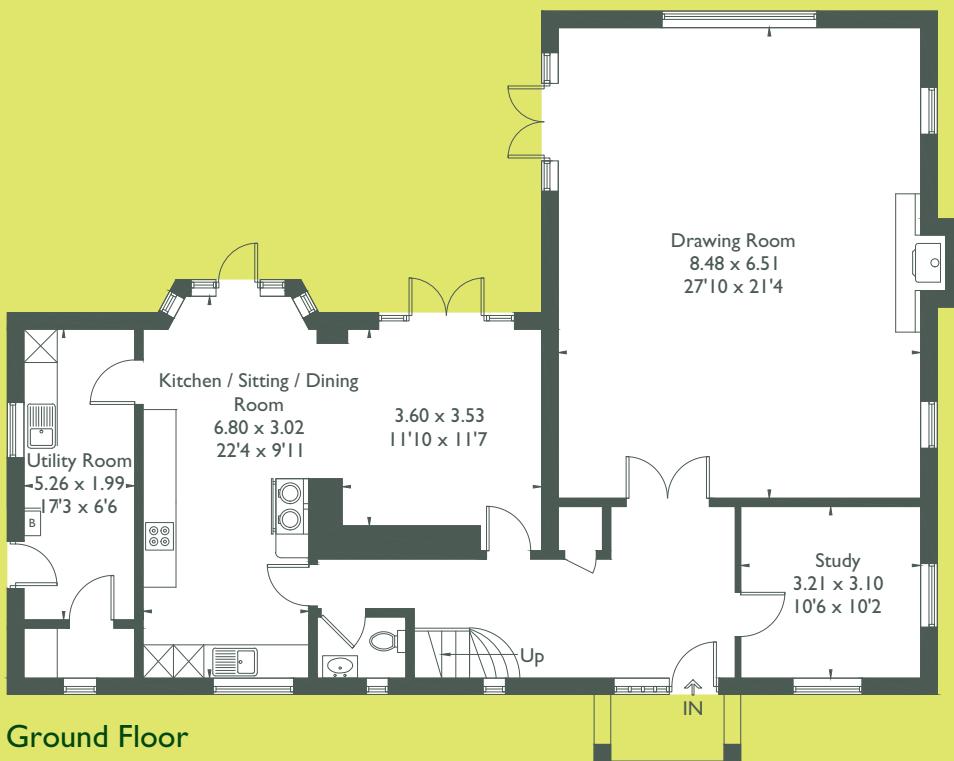


## Outside

A drive leads into a large gravel parking area to the front of the house. The gardens lie mainly on the southern side of the house and there is a large terrace adjacent to the kitchen and drawing room and beyond this there are large open areas of lawn, and a number of mature trees and shrubs. The grounds total about 1 acre.



Approximate Gross Internal Area = 279.4 sq m / 3007 sq ft



Ground Floor



First Floor

FLOORPLANZ © 2016 0845 6344080 Ref: 168436

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.

## Directions to GU34 4DT

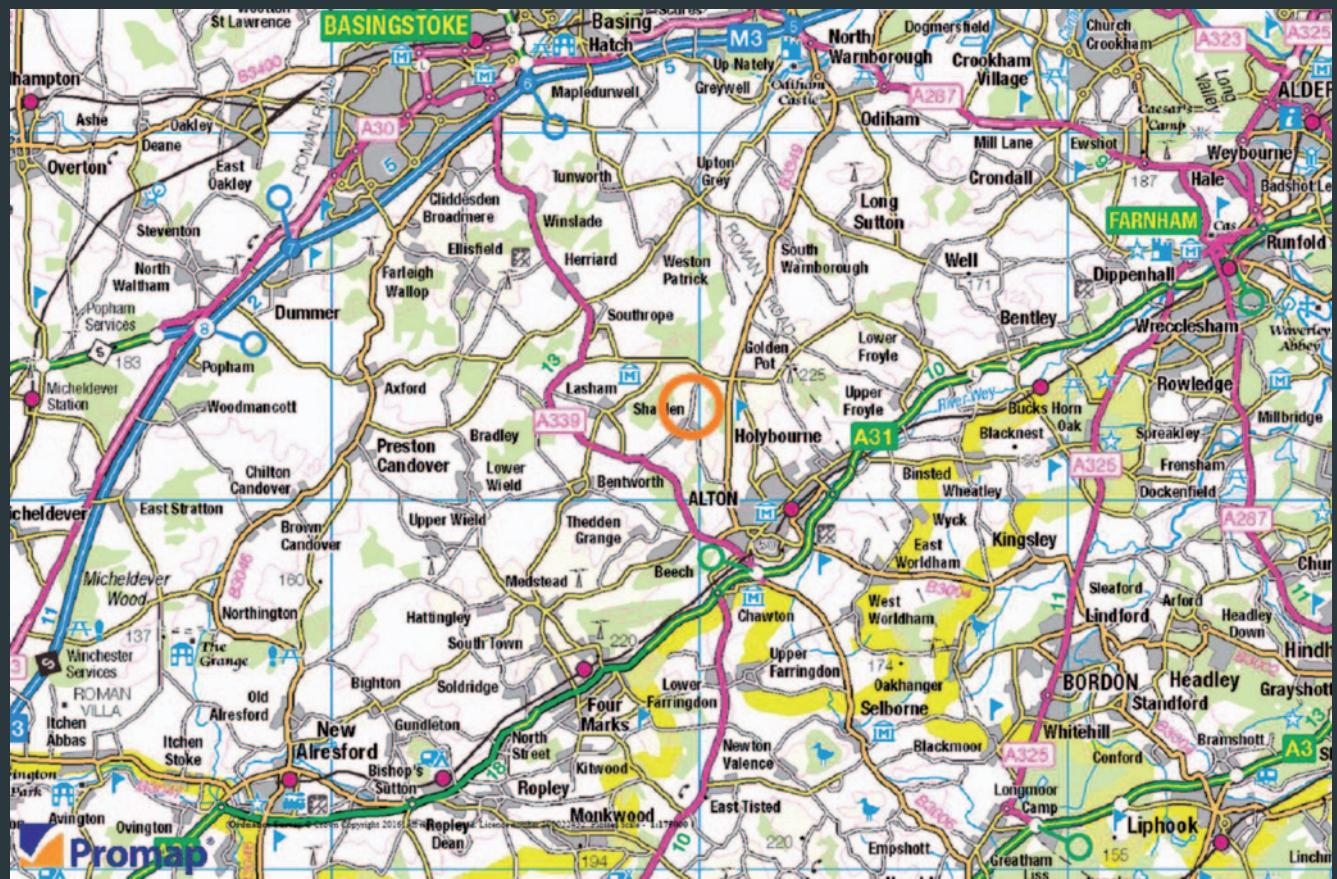
From Alton follow the B3349 towards Odiham. After about 2.5 miles you come to The Golden Pot public house and here turn left signed to Shalden. Follow this road along for 0.4 miles and then take the turning on the left to Shalden. Go down this lane for 0.5 miles where the entrance to Sunacres Farm will be found on the left hand side.

**Services:** Mains water and electricity, private drainage, LPG fired boiler providing hot water and central heating via radiators. Gas fired Aga.

**Local Authority:** East Hampshire District Council  
[www.easthants.gov.uk](http://www.easthants.gov.uk), Tel: 01730 266551

**Council Tax:** Band F

**EPC:** E43



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.

**Viewing strictly by appointment**

Details and photographs dated Summer 2014 and July 2016.