



The Courtyard

CHAWTON | ALTON | HAMPSHIRE | GU34 1SJ

Wilson | Hill

Master Bedroom with Dressing Room and En Suite Bathroom | 4 Further Bedrooms | Bedroom 5/Dressing Room | 2 Family Bathrooms | Entrance Hall | Cloakroom | Drawing Room
Dining Room | Sitting Room | Office | Garden Room | Kitchen/Breakfast Room | Utility Room | Laundry Room | Dog Kennel | Central Courtyard with Pool | Established Garden

Mileages: Alton 1.7 miles, Farnham 11.5 miles, Petersfield 11.9 miles, Alresford 9.8 miles, Winchester 16.2 miles

Station at Alton (London Waterloo from 67 mins), M3 J5, 11.9 miles, A3 at Liss 7.8 miles







I The Property

The Courtyard is a wonderful property created out of a series of former farm buildings. The property has been beautifully modified and extended by the current owners and surrounded by the fields and land of Chawton House. The exterior has an attractive mix of brick and flint adorned with climbing roses with a clay tile roof and pretty silvery green timber door and window frames, balanced by a charming well established garden. This unique property provides an

incredible array of lateral living and bedroom accommodation, mostly over a single level and over 5200 sq ft, which encircles a central garden courtyard.

A wide open porch and oversized handsome oak front door leads into a welcoming entrance hall. A full height sliding glass door provides an immediate preview of the central courtyard. A notable feature throughout is the generous head height in all the reception rooms and the wonderful flow between the inside and outside

living environments. The thoughtful design allows there to be a great amount of natural light throughout.

To the right of the reception hall is an elegant drawing room, which is a magnificent room providing a setting for formal comfortable seating set before a fireplace. To the left of the entrance hall is a delightful garden room that also has access to the central courtyard garden. Further on taking up a corner of the property, is a handsome 'L' shaped sitting room and neighbouring office. The dining room has a vaulted ceiling and floor to ceiling windows on one side with double doors providing access out to the garden. This is a wonderful room and provides a link from the sitting room into the kitchen.

The kitchen is fitted with handcrafted, bespoke timber cabinetry in a traditional style with an electric AGA. There are further built in appliances including an induction hob, electric combi oven and dishwasher. There is space for everyday family dining and an area for informal seating in front of double doors giving access to the garden. Adjoining the kitchen is a utility/boot room with access out to the side of the property and into a useful store room.

Access to the bedroom accommodation is via the drawing and sitting rooms. The principal bedroom has a vaulted ceiling and is complimented by an en suite with a double sink, bath and a separate shower and a dressing room leading into a 'gentlemen's' bedroom/dressing room with a cloakroom and generous storage. Further on there are a pair of double bedrooms, both with an en suite and access to the central courtyard garden. In addition, there is another bedroom currently used as a playroom. From the adjoining corridor stairs lead up to a sixth bedroom and a neighbouring bathroom.



| Location

The Courtyard is located within the thriving village of Chawton, which lies on the edge of the South Downs National Park and includes the former home of Jane Austen. Chawton also boasts a C of E Primary School, Cassandra's Cup corner shop, The Greyfriar's Public House, a village hall and a cricket club with picturesque grounds.

A good selection of shops and recreational facilities can be easily accessed in Alton, Farnham and Winchester. Chawton is well connected with easy access to the A31, which gives swift access to the M3 and the national motorway network. The nearest railway station is 1.7 miles north-east of the village, in Alton, with services running to London Waterloo every 30 minutes (travelling time circa 1 hr 6 minutes).

There is an excellent selection of private and public sector schools within easy reach including Bedales, Frensham Heights, Churcher's College, Alton School, St Swithun's Independent Prep and Secondary Girls School, Lord Wandsworth College and Winchester College.

There are plenty of scenic bridleways and footpaths through some beautiful countryside accessed directly from the property.





Outside

The Courtyard is accessed via a lane leading to a gravel driveway that provides ample room for parking and access through the garden that leads to the front door. Additionally, there is a second gravel driveway to the side of the property.

The enchanting garden has an abundance of established plants, including magnolia trees, clipped box hedging and topiary, flowering beds, silver birch trees and a willow tree that overhangs the stream running the length of the garden's boundary. The central courtyard garden is a remarkable feature and



special environment with outdoor pool as its focal point. This is a truly private terrace, perfect for entertaining.

The surroundings of The Courtyard are idyllic, with neighbouring fields belonging to Chawton House which are often filled with grazing sheep.

Main House gross internal area = 5,213 sq ft / 484 sq m

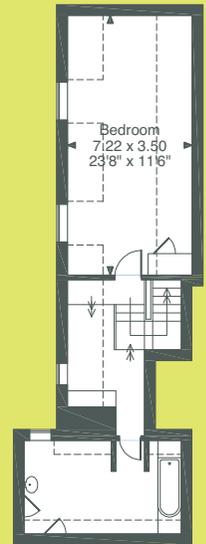
Store gross internal area = 130 sq ft / 12 sq m

Total gross internal area = 5,343 sq ft / 496 sq m

Quoted Area Excludes 'Dog Kennel'



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height

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I Directions to GU34 1SJ

From the Chawton roundabout (Junction of A31 & A32) take the village exit. Carry on into the village and just before Jane Austen's house turn right into a no through road. Carry on past the village school with fields on your left and at the end of the flint wall turn left into a private drive marked 'Home Farm'. Follow the drive and The Courtyard is the first gravel parking area on your right.



Services: All mains services. Mains gas central heating.

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

Council Tax: Band G

EPC: D67

Viewing strictly by appointment



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 January and June 2021.

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