



# Springfield House

HOLYBOURNE | ALTON | HAMPSHIRE | GU34 4ES

Wilson | Hill

Master Bedroom with En Suite Bathroom | 5 further Bedrooms | Family Bathroom | Top floor Studio/Playroom | Entrance Hall | Drawing Room | Sitting Room  
Dining Room/Conservatory | Study | Kitchen Breakfast Room with Larder | Utility Room | Cloakroom | Cellar | Garage with Workshop and Stores | Stables  
Mature well stocked and landscaped Garden, Pond, Old Grass Tennis Court | Just under 1.7 acres (0.68ha)

Mileages: Alton 1.5 miles, Farnham 9 miles, Guildford 19 miles, Winchester 20 miles, London 50 miles  
Local station at Alton 1.2 miles. M3 J5 10 miles, A3 at Guildford 16 miles, Heathrow Airport 35 miles







## | The Property

Springfield House enjoys a central village location with country views to the hills to the rear and set privately within a classic English country garden and grounds. The house is not Listed and believed to have been built in the Georgian/Regency style in 1814 for a Mr John Trimmer. In 1917 the house was left to the Church as a home for the Vicar and remained so until 1966 when it was sold and renamed Springfield House. This is the first time the house has been for sale since 1975 and testament to being a wonderful family home.

Inside the house has well-proportioned living space spread over three floors. Large, mainly sash, windows fill the rooms with light and the generous ceiling heights provide a spacious feel. Three reception rooms and the study lead off the attractive entrance hall and central passage, and the kitchen/breakfast room provides a practical space for the family with a lovely aspect into the garden. There is a utility room, cloakroom and excellent cellar too.



A beautiful turned staircase leads to a light galleried landing and on the first floor there are six bedrooms which all have interesting aspects, two bathrooms (one en suite) and the top floor has an open plan studio space which can also double as playroom or hobbies space. It can easily be shut off as needs apply. The house is complemented by good outbuildings and a fabulous garden with mature hedgerows providing privacy and plenty of space to free range in. Overall, a fantastic family house.



## Location

Whilst in the central of the village and the conservation area, the house has an unspoilt rural rear aspect. Holybourne is well located close to Alton with handy access to the A31 and within easy reach of Farnham. The village lies at the foot of Holybourne Down and is part of a rural landscape that has remained largely unaltered over many centuries. The River Wey passes to the south of the village and rises at Alton. The village has an active community with local amenities (much of it within walking distance) including an excellent village shop and post office, Church, pub, pre-school and primary school, sports clubs, Holybourne Theatre, village hall and the local train station at Alton with services to London Waterloo in just over an hour.

The extensive network of local lanes, footpaths and bridleways provide amazing walks and many cycling routes, ideal for any country/outdoor enthusiasts.

The A31 is under a mile away and provides good regional transport links to Guildford and Winchester and the M3 lies conveniently to the north at Hook/Odiham. There are extensive schooling options in Alton with Eggars, Amery Hill secondary schools and Alton College nearby in the state sector, and in the private sector The Alton School, Lord Wandsworth College (Long Sutton), Winchester College and St Swithun's (Winchester) and Edgeborough/Barfield at Farnham.





## I Outside

The garden and grounds have been established and landscaped over many years and even centuries. The formal garden is arranged around the house with high yew and mature hedges providing privacy and several well stocked borders. The drive sweeps up one side of the house with parking and turning space.

The main garden is behind the house where there is a lovely expanse of level lawn, a vegetable garden, pond (a haven for wildlife) and beyond an old grass tennis court (could be reinstated), small paddock and stable area. There are some lovely old trees and, overall, a wonderful safe haven for children to free



range in and to enjoy the lovely views towards the hills in the distance. The garage has sliding doors, and useful workshop space and stores to one side. In all the garden and grounds extend to just under 1.7 acres (0.68ha).

Approximate Area = 361.1 sq m / 3887 sq ft  
 Cellar = 32.0 sq m / 344 sq ft  
 Outbuildings = 87.4 sq m / 941 sq ft  
 (Excluding Hay Store)  
 Total = 480.5 sq m / 5172 sq ft  
 Including Limited Use Area (9.0 sq m / 97 sq ft)



## Directions to GU34 4ES

From the A31 take the Alton exit (on the East side of Alton) cross the river and at the traffic lights turn right into Holybourne. Carry on into the middle of the village and as you see the White Hart Pub, turn left into the drive through the yew hedge.

 WHAT3WORDS ///delighted.firmly.brightly



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Services: All mains services.

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

Council Tax: Band H. EPC: D59.

Postal Address: Springfield House, 122 London Road,  
Holybourne, Alton GU34 4ES

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 April 2022.

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