



Ivalls Farm

BENTWORTH | ALTON | HAMPSHIRE | GU34 5RB

Wilson | Hill

Main Bedroom with En Suite Dressing Room and Shower Room | 5 Further Bedrooms | Jack & Jill Shower Room | Family Bathroom with separate WC | Front and Back Stairs | Entrance Hall | Drawing Room | Sitting Room | Study/Snug | Kitchen/Breakfast Room with Larder | Utility Room | 2 Cloakrooms | Detached Workshop/Store/Garage Modern Double Barn Style Garage | Tennis Court | Beautiful English Country Garden, Grounds, Small Paddock and Spinney in all about 2.32 acres (0.94 ha)

Mileages: Alton 4.9 miles, Alresford 7.8 miles, Basingstoke 9.8 miles, Farnham 14.7 miles, Winchester 15.4 miles

Stations at Alton or Basingstoke with scheduled services to London Waterloo. J6 M3 9.7 miles







| The Property

Ivalls Farm is a charming Grade II Listed farmhouse dating from around 1600 with Victorian and 20th Century additions. In 2010/11 the house was more substantially extended and modernised to create a versatile home which combines the character from the period heritage, exposed timbers, inglenook and stone/brick fireplaces, with more modern open plan living space. Three reception rooms run consecutively in the old part of the house and provide good entertaining space or cosy corners for home working or leisure. At the heart of the house is an amazing open plan kitchen/breakfast/living room providing a practical working kitchen area with AGA and walk in larder.

Double doors invite you out to a large terrace providing light and interaction with the garden and the stunning expansive views to the south. On a practical country level, a brilliant boot room/utility room works well for pets and provides a day to day back entrance and is adjacent to the kitchen. The house is L shaped and upstairs two staircases mean you can have guests at one end of the house and the family in the heart of the first floor and expand into spare rooms as family needs dictate. The lovely main bedroom suite is adjacent to two middle bedrooms with jack and jill shower room and there are some wonderful views from the bedrooms which take advantage of the countryside and valley behind.

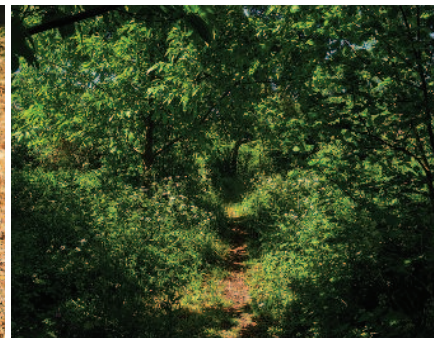
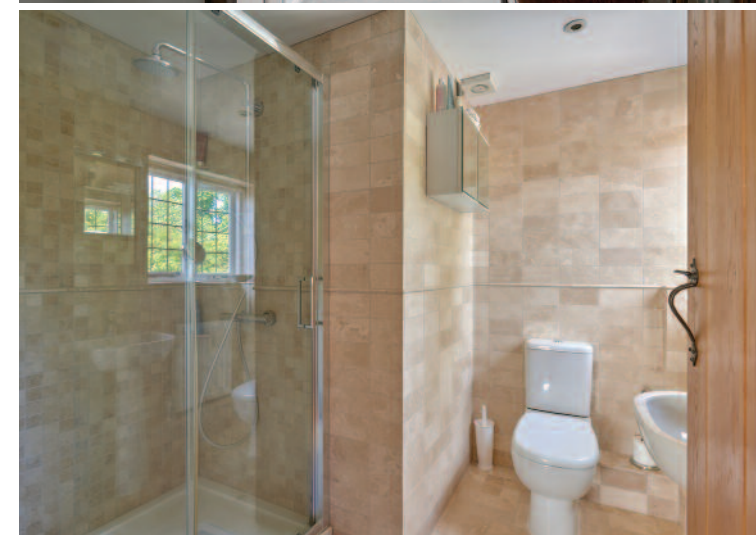


Location

Ivalls Farm is well positioned within the village conservation area in the heart of the village but importantly on the southern rural edge backing on to farmland. Bentworth is a particularly unspoilt and timeless country village community with a primary school, old church, village hall, cricket club and more extensive amenities are available nearby in Alton or further afield in Alresford or Basingstoke.

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

enthusiasts especially with the Woodland Trust enclosure at Home Farm nearby. The A31 is at Alton and provides good regional transport links between Guildford and Winchester. The M3 lies to the north at Basingstoke where there is also a fast commuter rail service to London Waterloo. There is a good choice of independent and state schools in the region including The Alton School, Bedales, St Swithun's, Lord Wandsworth College, Amery Hill or Eggars (Alton), Alton Sixth Form College and Peter Symonds at Winchester.





I Outside

Front and back drives provide a choice of approach and plenty of parking in gravelled areas. A lovely old barn provides a large workshop and store with attic storage in part and old garaging. This has scope for further conversion to ancillary space subject to listed building and planning consents, but is a practical and useful garden outbuilding used as stables by previous owners. The modern double barn style garage has an open bay, one lock up bay and a log store.

The beautiful and sizeable garden has been nurtured, landscaped and developed by our clients and provides the most amazing outdoor amenity space. There are various garden rooms, and a large paved terrace behind the house which provides a private and perfect sunny entertaining area with a sweeping lawn behind bounded by well stocked herbaceous borders with scented plants

and a fusion of colour throughout the seasons. The front of the house has a rose garden and also spring garden with extensive bulbs. Longer areas of grass with mown paths separate the formal garden from the lower paddock, tennis court and large vegetable garden. A small off shoot provides a quiet area of lightly wooded walk space. Overall a brilliant space for children to explore and free range in and for any keen gardener to enjoy. The tennis court is discreetly positioned and a wonderful resource. The paddock has been home to sheep over the years is fenced and has vehicular access from the back drive. The boundaries are largely mature hedges and there are some fine trees, an orchard and an abundance of bird life. A very special sanctuary for any outdoor gardening or country enthusiast.

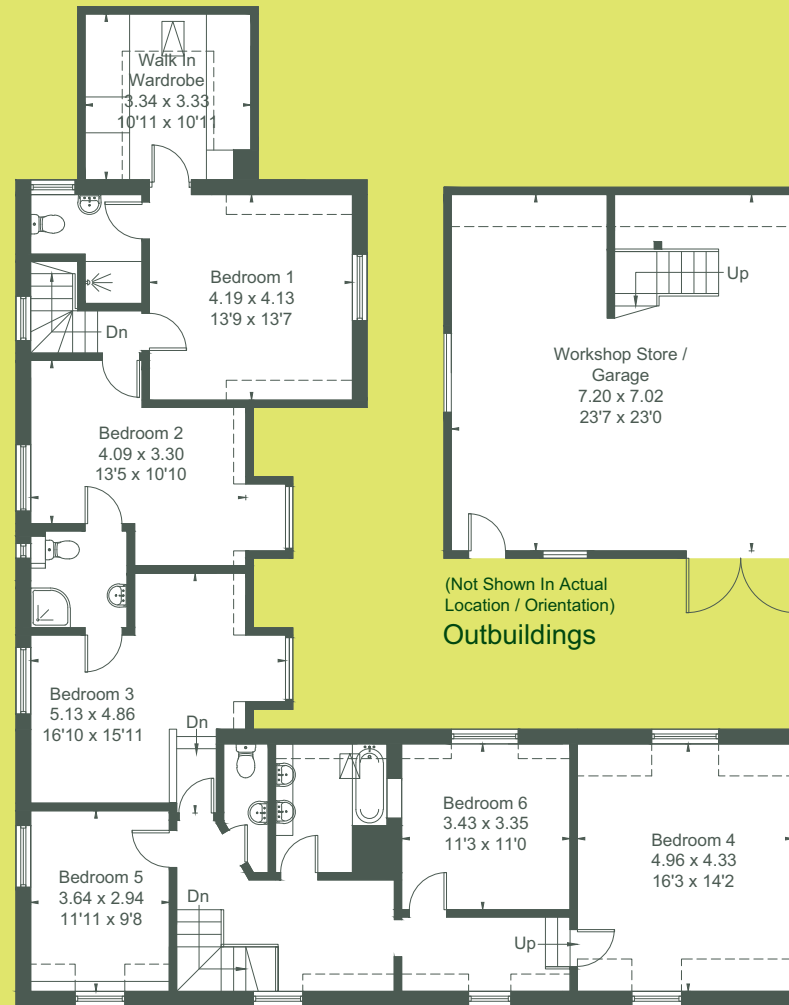
In all about 2.32 acres (0.94 ha).



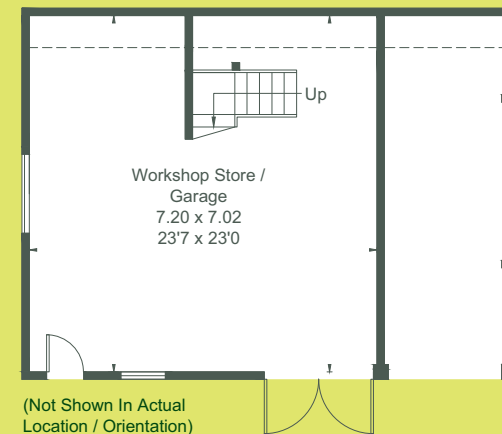
Approximate Floor Area = 314.4 sq m / 3384 sq ft
Outbuildings = 98.4 sq m / 1059 sq ft
Total = 412.8 sq m / 4443 sq ft



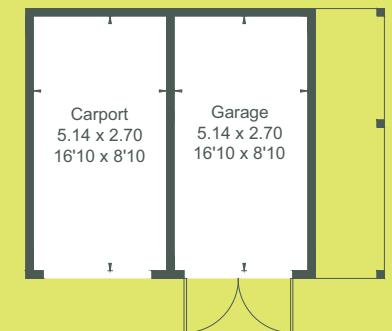
Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)
Outbuildings



(Not Shown In Actual Location / Orientation)

I Directions to GU34 5RB

From Alton take the A339 north towards Basingstoke. After about 3 miles turn left to Bentworth. Follow this road all the way into the village and at the T junction, turn left into the Village Street. The entrance for Ivalls Farm will be found on your left just after the slight right hand bend, if you get the village centre mini roundabout you have gone too far.



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Services: Mains electricity, metered mains water, oil fired heating and private drainage.

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

Council Tax: Band G

EPC: Exempt as Listed Building

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 May 2022

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