



## The Olde School House

CHALTON | WATERLOOVILLE | PO8 0BG

Wilson | Hill

Four/Five Bedrooms | Two En Suite Shower Rooms | Family Bathroom | First Floor Study | Sitting Room | Family Room | Kitchen/Dining Room | Garden Room  
Playroom/Bedroom Five | Entrance Hallway | Utility Room | Downstairs WC & Shower Room | Loft Room | Large Garage | Gardens of approximately 0.45 acres

Waterlooville 6 miles, Portsmouth 13 miles, Petersfield 6 miles, Winchester 20 miles, Chichester 14 miles, London 63 miles



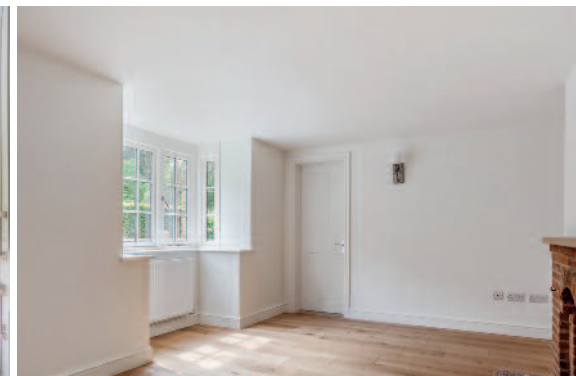
beautiful exposed timbers, brickwork and fireplace. Glazed double doors lead into the sitting room, kitchen/dining room and bright garden room which provides fabulous space for family living and entertaining. At the other end of the house is the versatile family room and bedroom/playroom with shower room and utility area. This area has the potential to flex as ancillary accommodation if required. Upstairs, the accommodation is well presented, offering four double bedrooms two of which have en suites, there is also a family bathroom and study.



### | The Property

The Olde School House is an impressive, detached flint house originally built as the village school circa 1840 and converted to residential in the 1980s. Recently the

property has undergone significant refurbishment to now suit modern day family living. On entering, the large hall welcomes you with its splendid staircase,





## Location

Chalton is a charming small village set on the chalk downs between Buriton and Clanfield. It is approached by narrow winding lanes which gradually reveal the attractive historic buildings in the village. The Olde School House sits within the Chalton Conservation Area that contains a number of important historic buildings including The Church of St Michael (Grade II listed building of the late 12th/early 13th century), The Priory (Grade II listed building originally constructed as a medieval priest's house), The Red Lion Public House (Grade II listed timber framed building built in 1460 as Wealden House, this form of building is very rare in Hampshire).

The village is located on the Staunton Way footpath, a 20 mile recreational circular walk that connects the Queen Elizabeth Country Park to the Staunton Country Park. Also within walking distance is the Butser Ancient Farm, an archaeological open-air museum and experimental archaeology site.

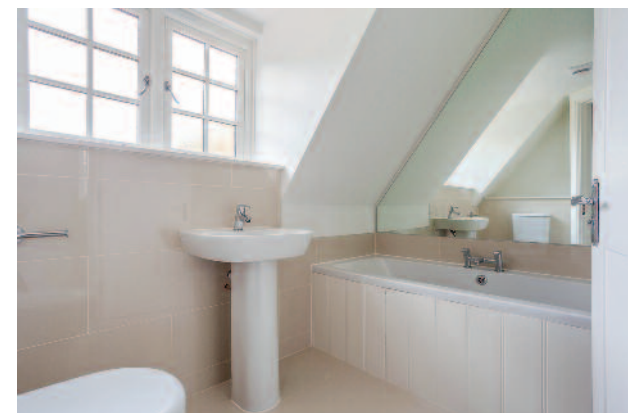
Petersfield and its comprehensive range of facilities including Waitrose and a mainline station with train services to London Waterloo in around an hour, is 6 miles away. The area has an excellent range of Independent and State schools including Churcher's College, Bedales, Ditcham Park and The Petersfield School (TPS).

The A3 provides good regional transport links to the M25 and beyond and the larger centres of Portsmouth, Guildford and Chichester are all within reasonable driving distance, as are the harbours and creeks of the South Coast.

## Outside

Approached via a driveway and through attractive wooden gates, The Olde School House sits in grounds of approximately 0.45 acres. The driveway has space to park several cars and an attached flint garage. To the

rear of the house there is a stunning flint walled garden (the original school playground) that encases a flat lawn perfect for children to free range. A gate then leads into a larger lawn area that wraps around the house, ensuring plenty of space to enjoy or cultivate further.



## Directions to PO8 0BG

Follow the A3 south from Petersfield, go through the cutting in the South Downs and past the Queen Elizabeth Country Park and take the next exit signed to Clanfield. Having come off the A3 you will almost immediately see a right hand turn signposted 'Chalton', 'Butser Ancient Farm' and 'Ditcham Park School'. Take this turning and follow the road for about a mile into the village of Chalton. The Olde School House will be found just after The Red Lion Pub on the right hand side.

 **WHAT3WORDS** ///entry.fighters.brew



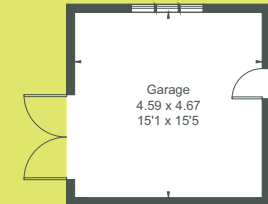
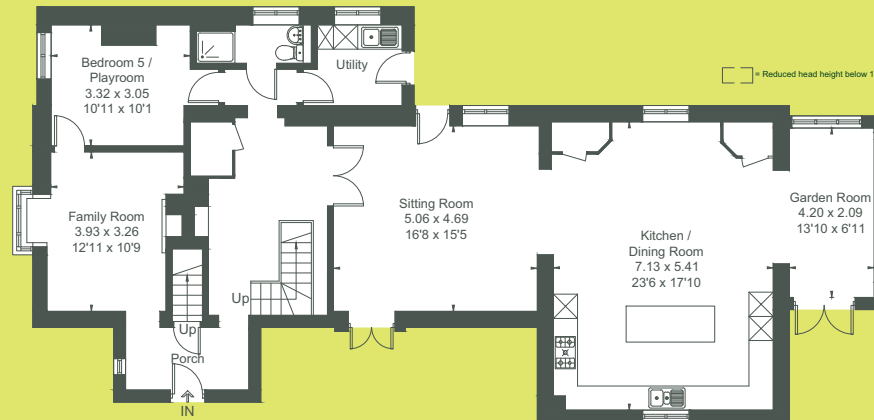
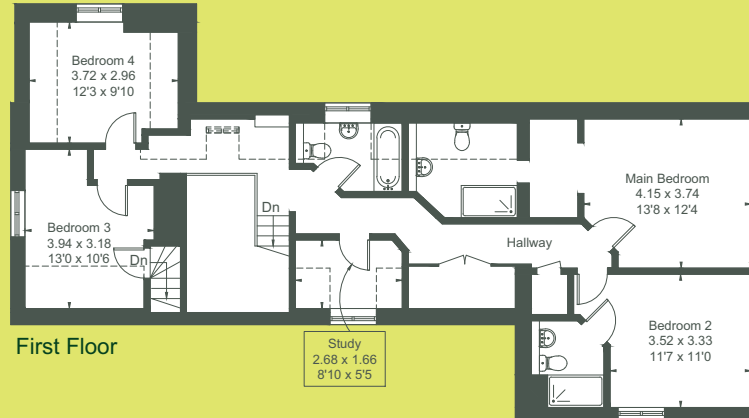
Photographs and details dated June 2023

Viewing strictly by appointment.

Approximate Floor Area = 241.4 sq m / 2597 sq ft

Garage = 21.4 sq m / 230 sq ft

Total = 262.8 sq m / 2827 sq ft



(Not Shown In Actual Location / Orientation)

Drawn for illustration and identification purposes only by fourwalls-group.com 320615

**Services:** Mains water & electricity. Oil fired heating and private drainage.

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

**Council Tax:** Band G. **EPC:** E54.

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.

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