



The Limes

UPPER FARRINGTON | ALTON | HAMPSHIRE | GU34 3DT

Wilson | Hill

5 Bedrooms | Dressing Room with Shower | 2 En Suite Bathrooms | Family Bathroom | Hall | Dining Room | Sitting Room | Study | Games Room | Kitchen | Breakfast Room
Garden Room | Utility Room | Larder | Cloakroom with Shower | Garage | Workshop | Greenhouse | Garden about 1 acre (0.4316 ha)

Alton 3.9 miles, Petersfield 10.4 miles, Farnham 13 miles, Basingstoke 15.3 miles, Winchester 17.4 miles, London 54.6 miles, A3 6.1 miles, M3 13.5 miles







I The Property

A wonderful family home for over 56 years, The Limes is a handsome and substantial village house dating from the early 20th Century with later extensions in the 1970's and 1980's. The many big sash style windows provide an exceptionally light interior and there are three well proportioned reception rooms with lovely high ceilings, which include a traditional dining room and an amazing games room with scope to adapt to suit individual requirements. There are further useful spaces for family to find private corners including the

rear breakfast room with adjacent garden room and French windows to the garden behind. The kitchen is a good working area with a practical utility room, larder and back entrance. Upstairs there is a landing and access to three bedrooms (one with en suite bathroom) a family bathroom and separate WC. A walk through dressing room has a shower and provides access to the master bedroom suite and bedroom 5, which could be a home study, guest or nursery bedroom.





Location

Upper Farringdon is one of East Hampshire's favoured villages with an active community, secluded and rural yet remarkably accessible; Alton is 4 miles away, Petersfield just over 11 miles to the south and Farnham 13 miles east. The Limes is particularly well positioned in the heart of the village within a conservation area, with neighbours either side, has access to local country walks, and is also within walking distance of the pub, friends or the church. There are miles of local footpaths to explore and bridleways directly from the village for those who ride and also a fantastic network of local

lanes providing country cycle routes. The nearest shopping facilities are in Alton and the A31 provides good regional transport links to Winchester and Farnham. Alton also has a station with regular services to London Waterloo.

Hampshire is well catered for with top performing state and independent schools all within the region (Alton College, The Alton School, Lord Wandsworth College, Edgeborough, Bedales, Highfield, Churcher's and St. Swithun's).



I Outside

The delightful garden is mainly to the rear and gently slopes away from the house with a large expanse of lawn ideal for children to roam and enjoy. To the rear of the house is a paved terrace and a rose border and other herbaceous borders. Overall it provides a wonderful private haven and scope for any keen gardener to further develop and enjoy. The front is mainly a gravelled drive with plenty of parking and privately enclosed by a high neatly clipped boundary hedge to the village street. A side area of parking is adjacent to the kitchen with a large garage and a workshop. In all a manageable area of about 1 acre (0.4316 ha).





Approximate Area = 363.8 sq m / 3916 sq ft
Outbuildings = 32.3 sq m / 348 sq ft
Total = 396.1 sq m / 4264 sq ft
(Including Garage / Excluding Void)
Including Limited Use Area (4.4 sq m / 47 sq ft)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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