



HOME FARM

Chawton, Hampshire, GU34 1SJ



PERIOD LIVING WITH BEAUTIFUL GARDENS IN AN IDYLIC VILLAGE

Captivating village house dating from the 18th century, with origins linked to the Chawton House estate. With ancillary accommodation, mature gardens and paddock in a sought-after Hampshire village.



Local Authority: East Hampshire

Council Tax band: H

Tenure: Freehold

Services: Mains gas and electric. Mains drainage. Mains water, shared metered supply with the neighbour.



HISTORIC CHARM & VERSATILE ACCOMMODATION

The ground floor is particularly atmospheric, centred around a series of elegant reception rooms ideal for both everyday living and entertaining. The impressive double reception room is a wonderful space, featuring a handsome inglenook fireplace, oak flooring and French doors opening directly onto the south-facing terrace. A separate dining room provides an ideal setting for formal occasions, while a dedicated games room, understood to have been the original brewhouse adding to the historic appeal of the house. The kitchen occupies what was formerly the estate laundry and is full of character, with a pitched ceiling and exposed roof timbers with space for informal dining, while a walk-in pantry offers excellent practical storage. There is also a cellar. Arranged over the first and second floors are a collection of individual bedrooms, including a noteworthy principal suite with vaulted ceiling, exposed timbers and en suite facilities.





GARDENS TO EXPLORE & SPACE TO ENJOY

Adjacent to, yet independent from, the main house, Home Farm Barn provides excellent secondary accommodation with an open-plan living/kitchen area, bedroom and bathroom, making it ideal for guests, extended family or ancillary use.

The property is approached via a shared private driveway leading to a gated entrance and generous parking area. Outside, Home Farm enjoys a wonderful variety of landscaped areas, offering spaces for relaxation, entertaining and recreation. To the south of the house, a sun terrace framed by established shrubbery provides an attractive setting for outdoor dining. Steps descend to a level lawn bordered by deep, colourful planting and mature landscaping and on to a further area with an ornamental pond. Beyond lies a larger, less formal expanse of lawn, creating a wonderful sense of space and openness. To the rear of the house, a courtyard terrace provides a further area for al fresco entertaining, while beyond is a broad raised lawn incorporating a productive vegetable garden and an area left as meadow, encouraging wildlife and enhancing the property's rural atmosphere. A particularly valuable feature is the separate paddock extending to approximately 3.5 acres. Located off the shared private driveway and accessed through a five-bar gate, this private parcel of land provides excellent recreational, equestrian or amenity potential and significantly enhances the







LOCATION

Home Farm is located within the charming and idyllic village of Chawton, renowned as the former home of the celebrated author Jane Austen. Chawton is a thriving village with a public house, a popular tea room & local village shop Cassandra's Cup, a primary school and church. The village hall serves as a vibrant community hub, hosting a variety of events and activities throughout the year. A wide selection of shops, supermarkets and recreational facilities can be found in nearby Alton, including Waitrose, Sainsbury's and M&S Simply Food, while the larger centres of Farnham and Winchester provide further amenities. Chawton is well connected, with access to the A31, providing links to the M3 and the national motorway network. The nearest railway station is Alton, offering regular services to London Waterloo from approximately 1 hour 6 minutes. There is an excellent choice of both state and independent schools within easy reach, including Amery Hill School and Eggar's School in Alton, Lord Wandsworth College in Long Sutton, Churcher's College and Bedales in Petersfield, and Winchester College. Chawton is within the South Downs National Park offering many scenic bridleways and footpaths through the beautiful Hampshire countryside, many of which can be accessed directly from the property.



Alton town centre and train station 2.8 miles, Petersfield 11.8 miles, Farnham 12 miles, Winchester 18 miles, London 53.3 miles. (All distances are approximate.)



Approximate Floor Area = 447.9 sq m / 4821 sq ft
 Outbuilding = 90.2 sq m / 971 sq ft
 Total = 538.1 sq m / 5792 sq ft (Excluding Shed / Voids)



Home Farm Approximate Floor Area = 450.8 sq m / 4852 sq ft
 Home Farm Barn = 90.2 sq m / 971 sq ft
 Total = 541 sq m / 5823 sq ft (excluding shed/voids)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



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