

Hellards



At home in Monkwood

The Old Farmhouse, Smugglers Lane

MONKWOOD, ALRESFORD, HAMPSHIRE, SO24 0HD

Asking Price £1,245,000

- Peaceful and Secluded Location
- Edge of The South Downs National Park
- 16th Century Extended Farmhouse
- Plenty of Versatile Accommodation
- Barn with PP for a Garage and Annexe
- Partially Converted Attic

For those people with busy lives looking for peace and seclusion, The Old Farmhouse has it all: a gorgeous 16th century property set in a wonderful semi-rural location, on the edge of the South Downs National Park. The house has a pretty garden and a large paddock, with lovely views over neighbouring fields, used for the grazing of horses. The property has plenty of character, from the inglenook fireplace and beams in the sitting room, to the well-proportioned dining room, and spacious kitchen/breakfast room. There is planning permission in place for the conversion of a barn into a large garage and additional annexe accommodation (East Hampshire District Council, planning application ref: 27778).

The property is approached via a double 5-bar gate, which opens to the driveway parking area and to the barn. Double doors open to the entrance hall, and down a few steps to the light and airy garden room, from where you can best enjoy the delights of the garden. There is an office/study and a cloakroom, as well as a useful back door, which could work well for taking deliveries, or for someone working from home and meeting clients. The drawing room is a cosy entrance hall, a door opens to the spacious dining room, which has high ceilings. A further door opens to the modern kitchen, which features bespoke Searle & Taylor kitchen units with integrated appliances, a fitted dresser unit, and space for a table and





chairs. The utility room and cloakroom are off the kitchen, with stairs to the first floor.

Upstairs, off a half landing, is the master bedroom, which is extremely spacious and leads through to a large ensuite bath and shower room. Continuing up the stairs to the landing, there are four further bedrooms, including two generous doubles, one with en-suite shower room and a family bathroom. A loft hatch and fitted ladder gives access to the enormous attic, measuring 31'8" x 13'6", which has two Velux roof lights and the potential to be converted into useful additional accommodation.

The property is well placed to get to the neighbouring country towns of Alresford, Petersfield, Alton and Winchester, which offer a good variety of High Street shops including Sainsbury's, Waitrose and Marks & Spencer, interesting independent retailers, farmers markets and rail connections to London Waterloo. Schools include Perins Secondary School, Alton Convent, Churchers College, Bedales and Dunannie. There is good access to the road network and Southampton Airport. The nearest village is Ropley which has a thriving community and has a primary school, village shop, post office, village hall and sports field. Ropley and Monkwood are on the edge of the South Downs National Park and there is a network of footpaths and bridleways giving access to beautiful countryside.



SERVICES

Mains water and electricity. Oil-fired central heating. Private drainage.

LOCAL AUTHORITY INFORMATION

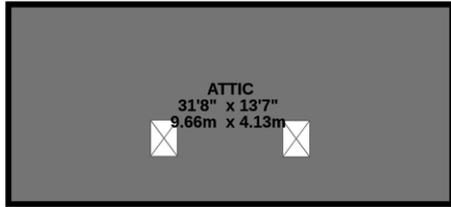
East Hampshire District Council
Council Tax Band: F

DIRECTIONS

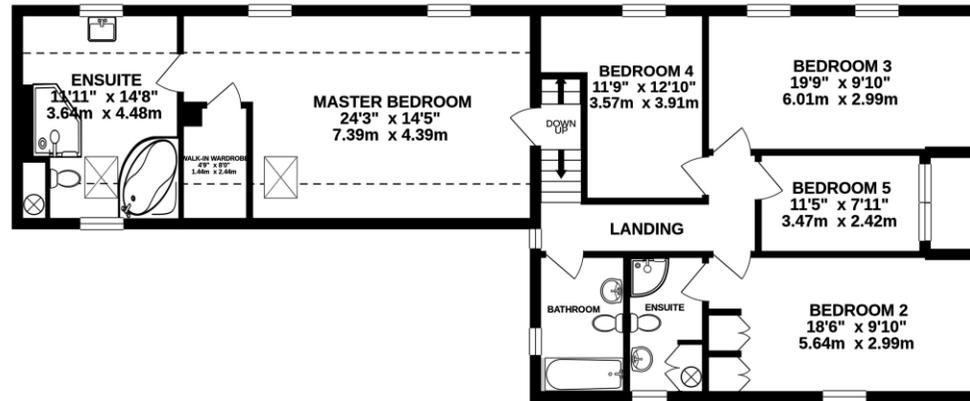
From the Shell Garage on the A31 in Ropley: Turn into Petersfield Road, and follow for about 1.5 miles and then turn right into Soames Lane. Follow this lane along for about 1.2 miles and then turn left into Smugglers Lane. Proceed for about 700 metres, where The Old Farmhouse will be found on the left hand side.



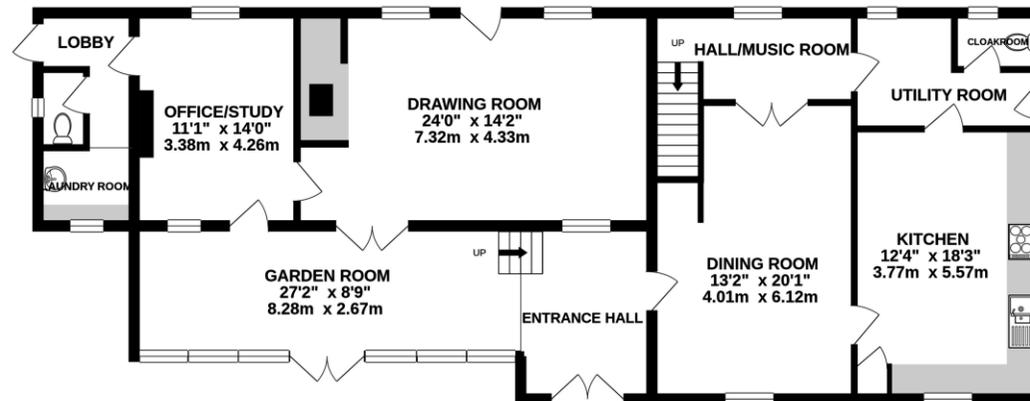
ATTIC
0 sq.ft. (0.0 sq.m.) approx.



1ST FLOOR
1271 sq.ft. (118.1 sq.m.) approx.



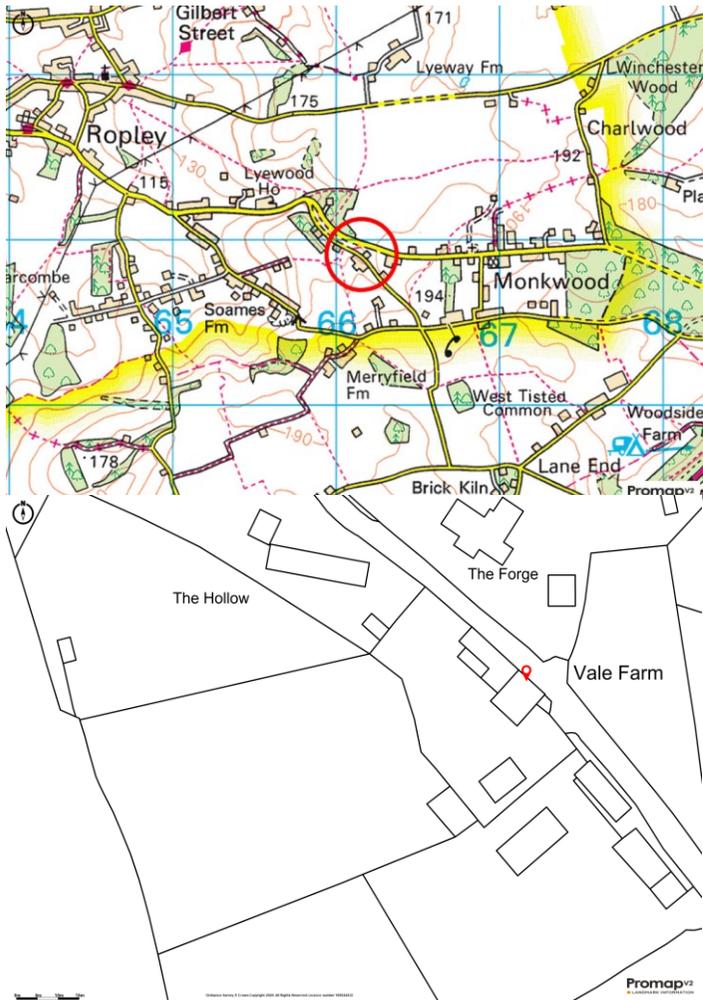
GROUND FLOOR
1625 sq.ft. (151.0 sq.m.) approx.



TOTAL FLOOR AREA : 2896 sq.ft. (269.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	48
F (21-38)	58
G (1-20)	
Not energy efficient - higher running costs	
England, Scotland & Wales	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	44
F (21-38)	53
G (1-20)	
Not environmentally friendly - higher CO ₂ emissions	
England, Scotland & Wales	

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

