



PULLENS

WEST WORLDHAM, ALTON, HAMPSHIRE



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*Enchanting Grade II listed former farmhouse
with glorious gardens situated in the heart of
the Hampshire countryside*

Ground floor; Entrance porch, reception hall, study
drawing room, library, dining room, 2nd study/playroom
kitchen/breakfast room
utility/boot room, larder
2 cloakrooms, cellars

1st Floor; 5 bedrooms (2 en suite), family bathroom
Annexe; Office and studio

Outside; Double barn style garage, garden store
greenhouse, single garage and additional storerooms
carriage driveway, gardens

In all approximately $\frac{3}{4}$ of an acre





DIRECTIONS

From Farnham take the A31 west towards Alton and Winchester and proceed for approximately 8 ½ miles. Exit the A31 taking the B3006 signposted to Selborne and continue for 1.5 miles until you reach a cross roads. Turn left and the lane takes you to West Worldham. After passing Manor Farm and St. Nicholas church, bear right at the fork in the lane and follow the right hand bend. The entrance and driveway to Pullens will be on your right by the post box in the wall.

SITUATION

Selborne 3 miles, Alton town and railway station 3.2 miles, Farnham town and railway station 12.3 miles, Winchester 19.3 miles, Guildford 22.6 miles, London 53.9 miles. All distances are approximate.

Pullens is situated in the picturesque village of West Worldham, an active village surrounded by beautiful farmland. Situated in the heart of the Hampshire countryside in the South Downs National Park, there are many footpaths and bridleways around the village and wider area which can be accessed directly from Pullens. The nearby villages of Chawton and Selborne have a post office, shop, tea shop, pottery, and primary schools.

The thriving market town of Alton is only three miles away and the pretty Georgian town of Farnham is 12 miles away. Winchester and Guildford are within 30 minutes and have an extensive range of shops, boutiques and restaurants.

Alton railway station is a 7 minute drive away, providing access to London Waterloo within one hour and ten minutes. The A31 provides fast road access to the A3, M3 and the national motorway network as well as Heathrow, Gatwick and Southampton airports.

There are a number of excellent state and independent schools in the area including Alton school, Alton Sixth form college, Highfield, Edgeborough, St. Swithun's, Winchester College, Frensham Heights, Bedales and Lord Wandsworth College.

DESCRIPTION

Pullens, dating from the mid-1600s, is a fine Grade II listed former farmhouse built of Selborne stone and brick and has been sympathetically restored over the last few years. These renovations have included complete re-wiring, new heating system, new bathrooms and kitchen. There are many original features including fireplaces, doors, cornicing, shutters, tiled flooring and sash windows.

Pullens is entered via double doors to a pretty porch leading into a spacious and welcoming reception hall. From here the character of the property and quality of restoration becomes apparent. The house is very light with lovely views. The charming drawing room and library, with original fireplaces and shutters, are on the south side of the property. The centrally located dining room is a magnificent room with original tile floor, beams and impressive inglenook fireplace with log burner stove. The inviting kitchen/breakfast room with a vaulted ceiling and exposed beams has lovely views over the main garden. The recently fitted kitchen features quartz work tops, Franke sink, Miele dishwasher and a Rangemaster induction hob cooker. A very useful 2nd study/playroom is entered from the kitchen and from here a staircase leads to extensive full-height cellars with boiler room, wine cellar and storage. The kitchen also leads to a well-equipped utility/boot room with original slate-shelved walk-in larder, cloakroom and outside access to annexe, garaging and gardens.

The main staircase leads to the first floor which comprises 5 double bedrooms (2 en suite), a family bathroom and a large airing cupboard. A secondary staircase leads from the hall to the main bedroom allowing the flexibility to use bedroom 2 as a dressing room forming a master suite with bathroom, with independent access.

GARDENS, GROUNDS, ANNEXE & OUTBUILDINGS

Pullens is accessed via a gravel driveway, to a courtyard and through an archway to the main turning circle, ornamental well and ample parking for several cars. From here there are lovely views of the main gardens and fields to the side. The barn-style double garage is accessed from the main drive area.

Both the front and rear gardens are very private and well-planted with areas of lawn, specimen trees, shrubs and rose pergola. The fully walled front garden is laid to lawn with well



stocked flower borders. The rear garden has been landscaped to include yew hedging and a glorious array of flowering and evergreen plants.

The independently-heated annexe is a great space with a ground floor office/gym space and first floor studio. The main garden store is attached to the annexe. There is an additional single garage with adjoining storage area and two further useful storerooms. Attached to the main house is a sunny greenhouse and terrace.

Tenure: Freehold

Services: Mains electricity and water. Private drainage.

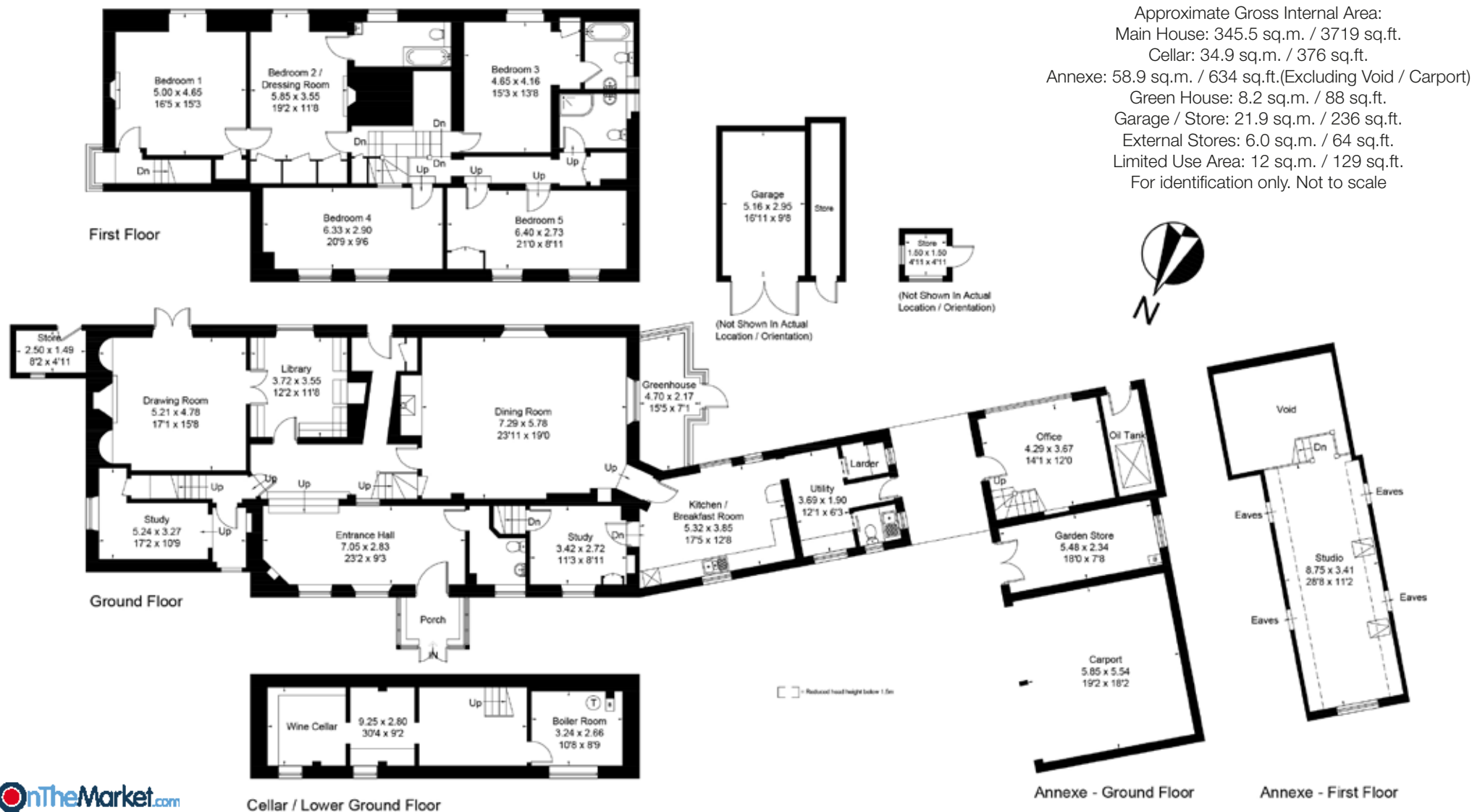
Postal Address: Pullens, West Worldham, Alton, Hampshire, GU34 3BH

Local Authority: East Hampshire District Council.
Tel: 01730 266551

Fixtures & Fittings: All fitted carpets are included. Certain curtains, light fittings and garden ornaments are specifically excluded from the sale but may be available by separate negotiation.

Viewing: Strictly by appointment with Savills.





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