



## Light and spacious house in a village location

**Oriel House, Winchester Road, Chawton, Hampshire, GU34 1SL**

Freehold





4 Reception rooms • Family kitchen • 5 Bedrooms • 2 bathrooms • South west facing garden • About half an acre

#### Local information

Oriel House is located within the thriving village of Chawton, East Hampshire, lying within the South Downs National Park. In the village there is a C of E Primary School, Cassandra's Cup corner shop, The Greyfriar's Public House, a village hall and a cricket club with picturesque grounds. A further selection of shops and recreational facilities can be easily accessed in Alton, Farnham and Winchester. Chawton is well connected with easy access to the A31, which gives swift access to the M3 and the national motorway network. The nearest railway station is 1.7 miles north-east of the village, in Alton, with services to London Waterloo (from about 1 hr 6 minutes). There is an excellent selection of private and public sector schools within easy reach, including Selborne C of E Primary, 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. There are scenic bridleways and footpaths through some beautiful countryside accessed directly from the property.

#### About this property

Oriel House is an attractive and spaciouly designed modern detached house set in a rural village setting. The property has a wonderfully bright atmosphere throughout and offers plenty of opportunity for a new owner (STTP). An open front porch entrance arrives into a welcoming and generous reception hall.

There is a double aspect sitting room enjoying views on the east and west side allowing the space to be wonderfully bright throughout the day, as well as having access to the rear garden. This area has an open fireplace and a space for dining. The family kitchen is fitted with an excellent range of cabinetry and has space for informal dining and access via double doors opening out to a terrace perfect for alfresco dining. The kitchen also enjoys double aspect views out to the surrounding garden through large windows. Onward from the kitchen is a generous family room which has good loft storage above. A front facing study and cloakroom complete the ground floor accommodation. On the first floor is a principal bedroom with built in wardrobes and an en suite bathroom. There are a further three double bedrooms and a single bedroom and a family bathroom. The property is approached via a private driveway shared with one other house; off this, Oriel House then has its own entrance and driveway with space for parking several cars. The garden wraps around the property and is level throughout and includes two paved terraces and an expanse of lawn surrounded by mature borders around the perimeter. The plot measures about half an acre.

Services: Main gas, electric and water. Private drainage.

#### Tenure

Freehold







Oriel House, Winchester Road, Chawton, Hampshire, GU34 1SL

Gross internal area (approx) 2314 sq ft / 215 sq m

Savills Farnham  
01252 729000  
farnham@savills.com



savills

savills.co.uk



Exposure House © 2022  
www.exposure.house  
Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error or omission. This illustration is for identification purpose only. Measured and drawn accordance with RICS guidelines. Not drawn to scale, unless stated. Dimensions shown are to the nearest 3" and are to the points indicated by the arrow heads.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	74	83
England, Scotland & Wales	EU Directive 2002/91/EC	

**Important notice:** Savills, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 22024010 Job ID: 158284 User initials: ca

