



## Charming cottage in a picturesque Hampshire village

**Blanket Street, East Worldham, Hampshire, GU34 3AG**

Freehold

**savills**







Grade II listed • 3 Reception Rooms • Study • Family kitchen & utility • 4 Bedrooms (2 en suite) • Family bathroom • Detached single garage & driveway • Garden

#### Local information

Old Forge is situated in the picturesque village of East Worldham, which is a part of the Worldham Parish of East and West Worldham. It is an active Parish with a Church, village hall, garden openings and the Three Horse Shoes PH, all surrounded by beautiful Hampshire farmland.

East Worldham is located in the heart of the Hampshire countryside in the conservation area of the South Downs National Park, where there are many footpaths and bridleways around the village and wider area which can be accessed directly from the property. The nearby villages of Chawton, Kingsley and Selborne have a post office, shop, tea shop, pottery and primary schools.

The thriving market town of Alton is less than two miles away and the pretty Georgian town of Farnham is about ten miles away. Winchester and Guildford are also nearby market towns, (all within half an hour) and have an extensive range of shops, boutiques and restaurants.

There are mainline railway stations to London Waterloo at Alton, Bentley and Farnham, offering services to London Waterloo within an hour. The A31 provides fast access to the A3, M3 and the national motorway network as well as Heathrow, Gatwick and Southampton airports.

There are a number of popular state and independent schools in the area including Alton School, Eggars School, Alton Sixth form college, St. Swithun's, Winchester College, Edgeborough, Frensham Heights, More House, Bedales and Lord Wandsworth College.

There is endless scope for walking and riding on miles of footpaths and bridleways to which there is direct access from the grounds of the house. There are woodlands, arable and livestock farming, a vineyard and the National Trust Hangers, all within the South Downs National Park.

#### About this property

Old Forge is an attractive Grade II listed detached, thatched cottage dating from the 17th Century built with local stone and situated on a quiet lane in a quintessential Hampshire village.

The property is wonderfully presented and offers exceptionally light, practical accommodation with an abundance of 17th century period features. Typical of its style and period, the house has exposed beams, natural stone floors and working fireplaces.

The picture perfect front opens into the entrance hall which instantly creates a welcoming atmosphere. There are excellent reception rooms which include a characterful drawing room with an ingle nook fireplace fitted with





a log burner. The dining room is of equal atmospheric period charm.

Onward from the dining room is a study.

There is a well fitted kitchen, with granite work tops, equipped with a range oven and built in appliances, with a 'day to day' dining area and access out to the rear terrace and garden. There is also a utility/laundry room, cloakroom and a cellar.

Further on from the kitchen is a family room which has been created within part of the property understood to originally house the forge. This room is a true feature of the ground floor with a pitched roof with south west facing windows offering wonderfully bright environment.

The ground floor also accommodates a ground floor bedroom with an en suite shower room.

The first floor provides a principal bedroom with an en suite bathroom and dressing room. There are two further double bedrooms, one with a walk in wardrobe and family bathroom with separate shower.

It is useful to note that the ceiling heights are good throughout the house, as is the natural light.

Outside, the front gardens are approached by a pretty pathway and are framed by a brick and flint wall with attractive planting. A driveway provides access to a five barred gate, parking and a detached brick and flint garage.

To the rear is an attractive brick and stone terrace providing a

delightful area for outdoor dining and entertaining with a view across the west facing garden. The garden is enclosed on all sides, offering great privacy. The level lawn is bordered by a variety of traditional English garden shrubs and flowers with a brick pathway leading to a further area of garden where there is a raised vegetable garden and shed.

Services; Mains water and electricity. Private drainage. Oil fired central heating.

**Tenure**

Freehold

**Local Authority**

East Hampshire

**Viewing**

Strictly by appointment with Savills









**Blanket Street, East Worldham, Hampshire, GU34 3AG**

**Gross internal area (approx)** 3023 sq ft / 281 sq m

**Outbuildings** 231 sq ft / 21 sqm

**Total** 3254sqft / 302sq m

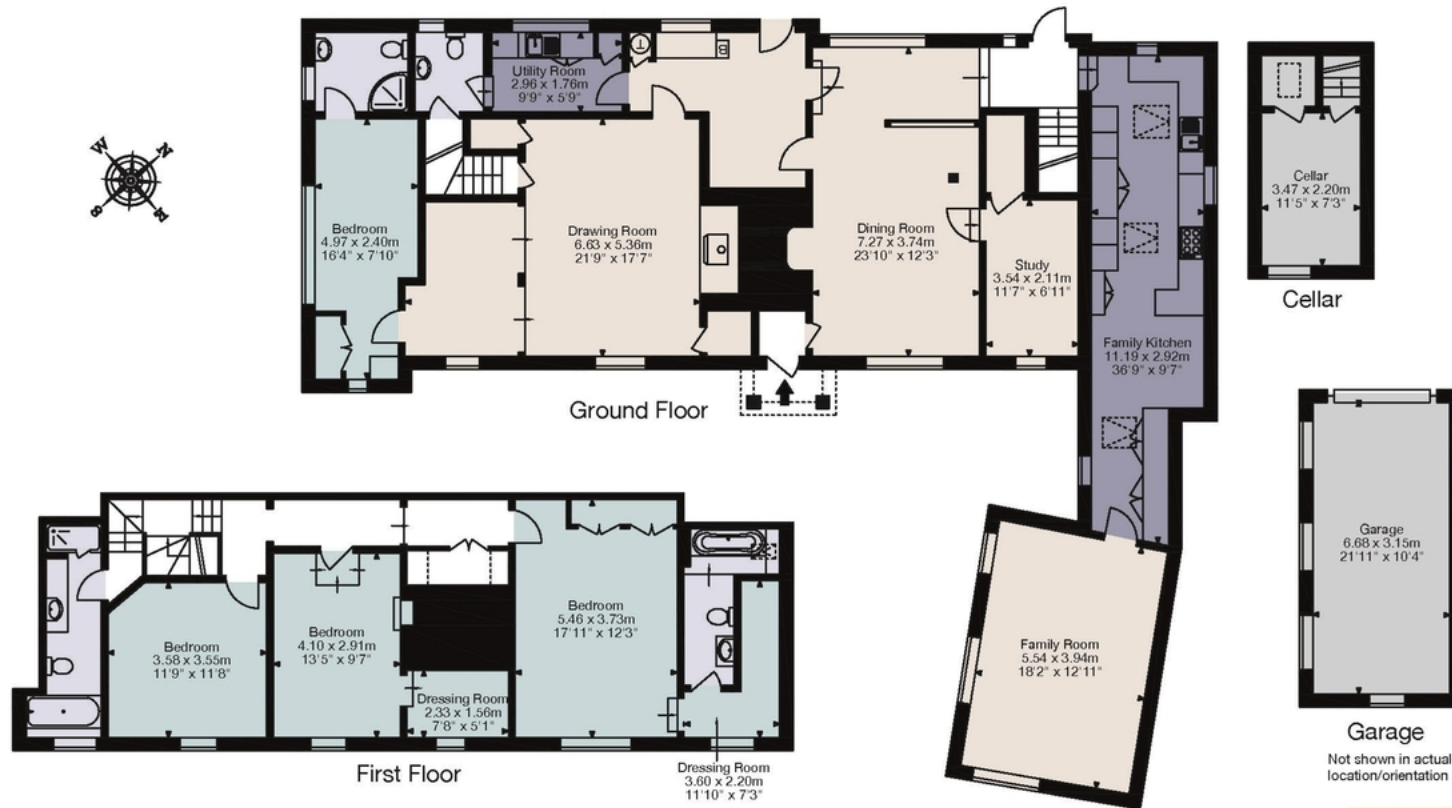
**Savills Farnham**

01252 729000

farnham@savills.com



savills.co.uk



Savills Farnham  
01252 729005  
savills.co.uk

Important Notice: This plan is not to scale (unless specified), is for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice). Please read the Important Notice on the last page of text of the particulars. © Capture Property Marketing 2021.



**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. 12025052 Job ID: 151096 User initials: CA

