



Exceptional home in a picturesque and historic village

The Courtyard, Chawton, Hampshire, GU34 1SJ

Freehold

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Fabulous lateral accommodation - 4 reception rooms • Kitchen with sitting area • Principal bedroom suite • 4 further bedrooms • Office • Central courtyard with pool • Established garden • Gravel driveways

Local information

The Courtyard is located within the thriving village of Chawton, lying on the edge of the South Downs National Park, near the former home of Jane Austen. Chawton also boasts 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 good 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 running to London Waterloo every 30 minutes (travelling time circa 1 hr 6 minutes).

There is an excellent selection of private and public sector schools within easy reach including Bedales, Frensham Heights, Churcher's College, Alton School, St Swithun's Independent Prep and Secondary Girls School, Lord Wandsworth College and Winchester College.

There are plenty of scenic bridleways and footpaths through some beautiful countryside accessed directly from the property.

About this property

The Courtyard is a wonderful property created out of a series of former farm buildings. The property has been beautifully modified and extended by the

current owners and is surrounded by the picturesque grounds of Chawton House.

The exterior has an attractive mix of brick and flint adorned with climbing roses with a clay tile roof and pretty silvery green timber door and window frames. This unique property provides an incredible array of lateral living and bedroom accommodation, mostly over a single level and over 5200 sq ft, which encircles a central garden courtyard.

A wide open porch and oversized handsome oak front door leads into a welcoming entrance hall. A full height sliding glass door provides an immediate preview of the central courtyard, tempting you to immediately venture out. From here you can choose to go left or right to meander through a stunning collection of reception rooms. A notable feature throughout is the generous head height in all the reception rooms and the wonderful flow between the inside and outside living environments. The thoughtful design allows there to be a great amount of natural light throughout.

To the right of the reception hall is an elegant drawing room, which is a magnificent room providing a setting for formal comfortable seating set before a fireplace. This room also has a full height sliding glass door providing access out to the central courtyard. Thoughtfully placed windows with built in window seat either side of the



fireplace provide a view of the adjacent paddock beyond. To the left of the entrance hall is a delightful garden room that also has access to and a pleasant view of the central courtyard garden.

Further on from the garden room, taking up a corner of the property, is a handsome 'L' shaped sitting room, with built in library furniture and an attractive fireplace. Neighbouring the sitting room is an office.

The dining room has a vaulted ceiling and floor to ceiling windows on one side with double doors providing access out to the garden. This is a wonderful room for formal dining and also provides a link from the sitting room into the kitchen.

The kitchen is fitted with handcrafted, bespoke timber cabinetry in a traditional style, centred around a curvaceous island with breakfast bar seating. An electric AGA is set within a mantle and there are built in appliances including an electric hob, electric combi oven and dishwasher. There is space for everyday family dining and an area for informal seating in front of double doors giving access to the garden. Adjoining the kitchen is a utility/boot room with access out to the side of the property and into a garage/store room.

Access to the bedroom accommodation is found via the drawing and sitting rooms. The principal bedroom is an enviable room with a vaulted ceiling and exposed painted timber frame. It is complimented by an en suite that is well appointed with a double sink, bath and a separate shower and a dressing room with built in wardrobes. The dressing room leads into a 'gentlemen's' bedroom/dressing room with a

cloakroom and generous storage. Further on there are a pair of double bedrooms, both with an en suite and access to the central courtyard garden. In addition, there is another bedroom currently used as a playroom. From the adjoining corridor stairs lead up to a sixth bedroom and a neighbouring bathroom.

Outside, The Courtyard is accessed via a lane leading to a gravel driveway that provides ample room for parking and access through the garden that leads to the front door. Additionally there is a second gravel driveway to the side of the property.

The enchanting garden has an abundance of established plants, including magnolia trees, clipped box hedging and topiary, flowering beds, silver birch trees and a willow tree that overhangs the stream running the length of the garden's boundary. The central courtyard garden is a remarkable feature and special environment with a raised outdoor pool as its focal point. This is a truly private terrace, perfect for entertaining. The surroundings of The Courtyard are idyllic, with neighbouring fields belonging to Chawton House which are often filled with grazing sheep.

Services; All mains services.
Mains gas central heating.

Tenure

Freehold

Local Authority

East Hampshire District Council

Viewing

Strictly by appointment with Savills





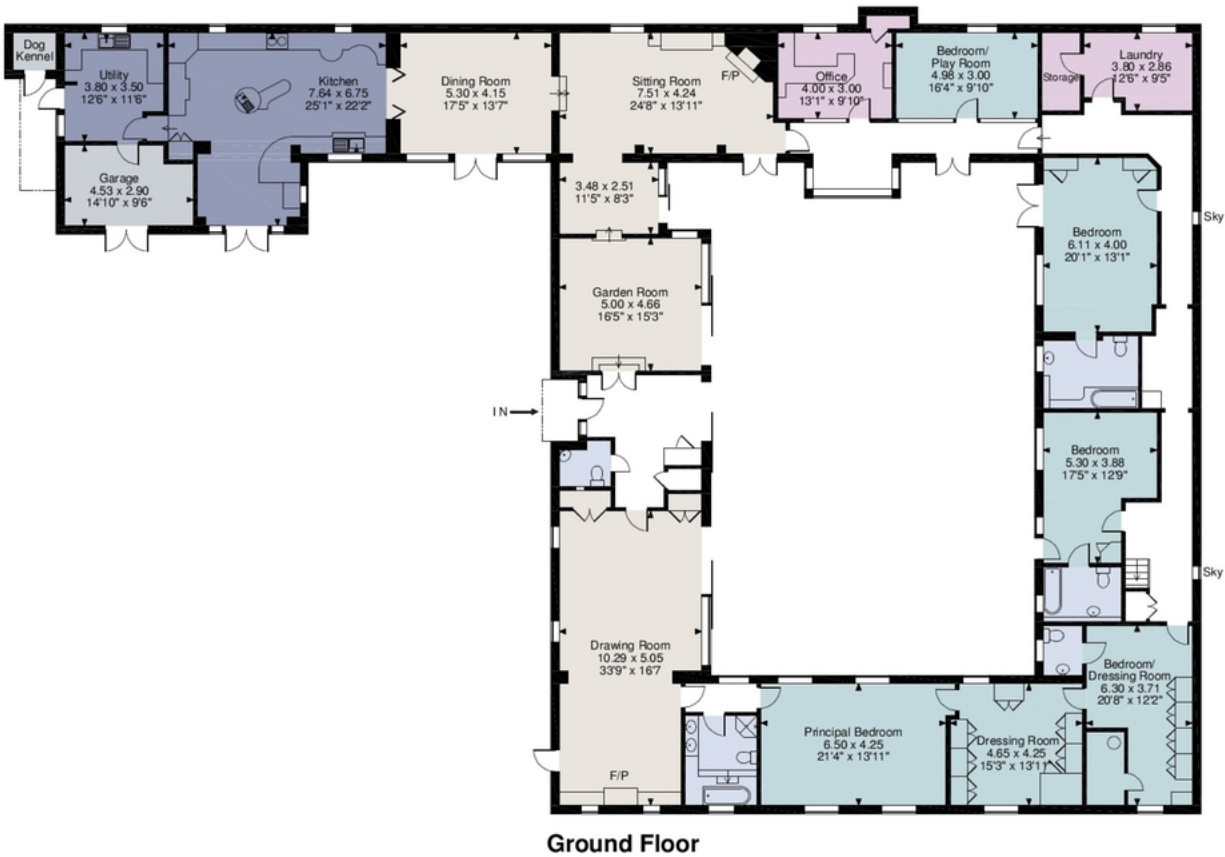
The Courtyard, Chawton, Hampshire, GU34 1SJ
Gross internal area (approx) 5,213 sqft / 484 sq m
Outbuildings 130 sq ft / 12 sq m
Total 5,343 sq ft / 496 sq m



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The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	67	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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