

The Dower House

CHAWTON • ALTON • HAMPSHIRE



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The Dower House

WINCHESTER ROAD • CHAWTON • ALTON • HAMPSHIRE • GU34 1SB

Handsome Dower House with a rich and intriguing history
within Jane Austen’s Hampshire village

Alton 1.4 miles (Trains to Waterloo from 1hr 6 mins) • Farnham 10.5 miles
Basingstoke 12.5 miles (Trains to Waterloo from 50 mins) • Winchester 16 miles • Heathrow 36 miles
Gatwick 43 miles • Central London 48 miles.

ACCOMMODATION SUMMARY

Lower Ground Floor: Double cellar

Ground Floor: Entrance hall • drawing room • sitting room • dining room
• kitchen/breakfast room • garden hall • utility room • larder • cold store • courtyard • cloakroom

First Floor: Master bedroom • 5 further bedrooms • 2 bathrooms • separate WC • loft space/eaves storage

Internal Annexe (split over 2 floors): Sitting room/snug • kitchen • store • larder • WC • bedroom • bathroom.
The accommodation can be flexible to incorporate more or less space within the annexe as required

Detached Victorian stable block housing 4 stables • 2 tack rooms • double garage with large hayloft above.
2 further loose boxes • hay barn

Swimming pool • machinery shed/further stabling

Landscaped gardens • kitchen gardens • paddocks • woodland

Amounting in all to about 7 acres



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Your attention is drawn to the Important Notice on the last page of the text

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SITUATION

The Dower House occupies an important position in the heart of the thriving village of Chawton, East Hampshire, lying within the South Downs National Park, famous as the home of Jane Austen for the last eight years of her life. Chawton's recorded history dates further back than Austen's years however, with the village Church dating as far back as 1270.

The village itself lies within a conservation area and is blessed with a multitude of heritage features and interesting buildings. Chawton now boasts Jane Austen's House Museum, (informally known as Chawton Cottage). It is believed that it was in Chawton that Jane wrote or revised the majority of all her novels including: Sense & Sensibility, Pride & Prejudice, Mansfield Park and Emma. Chawton also houses St Nicholas' Church, where Jane's mother and sister are buried, Chawton C of E Primary School, Cassandra's Cup tea shop, The Greyfriar Public House, Village Hall, Chawton Cricket Club and grounds.

Chawton is well connected transport wise, with only two road exits, one leading to a roundabout connected to the A31 and the A32, and the other to the A339/B3006 Selborne Road. The nearest railway station is 1.7 miles north-east of the village, at Alton, with services running to London Waterloo from 1 hr 6 minutes. In addition, Farnham, Alton and Guildford all offer a wide range of shopping and recreational facilities.

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

Walking and riding through some of our most beautiful countryside is available directly from the house.



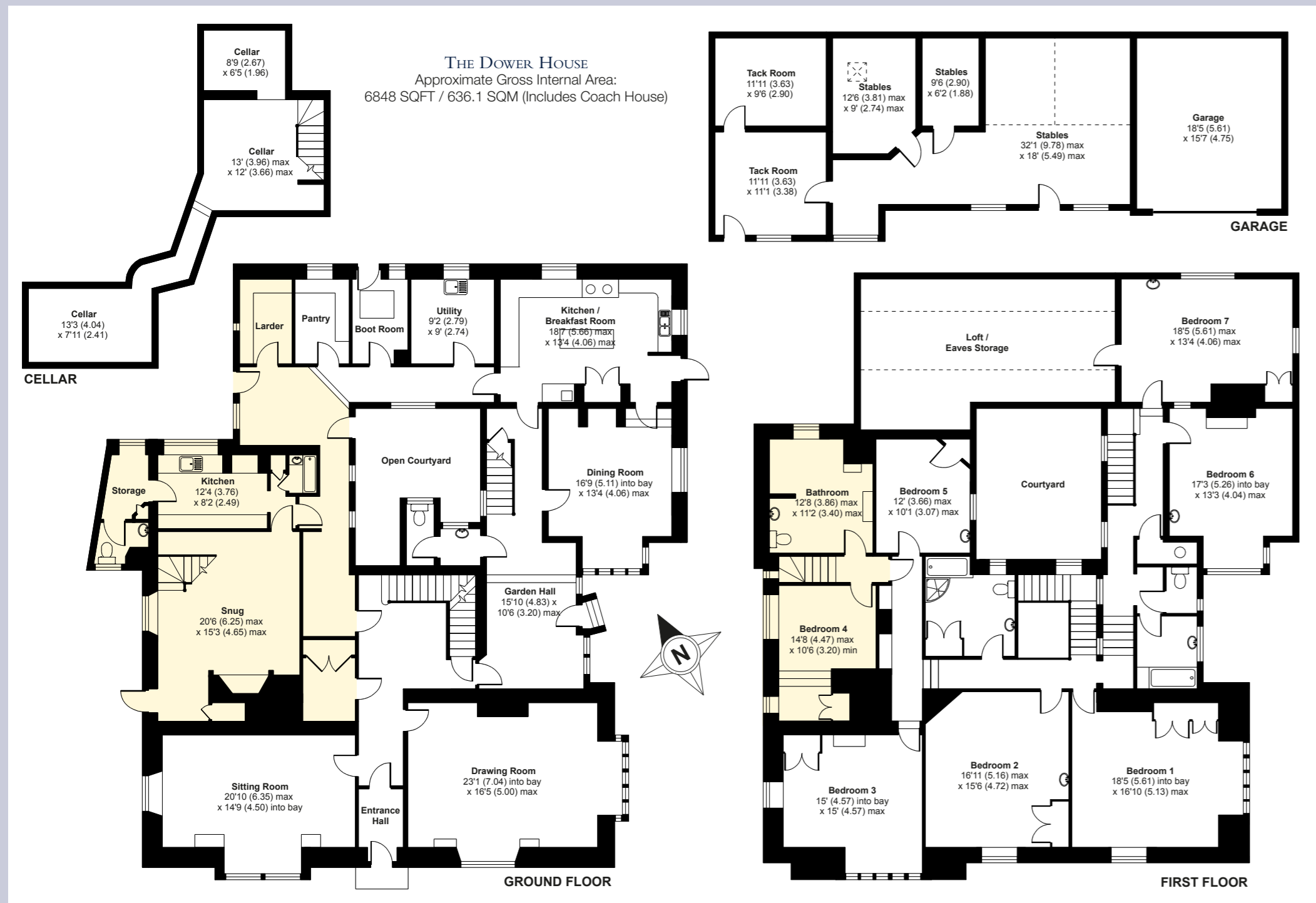
MAIN HOUSE

The Dower House is an impressive Grade II listed family house with an intriguing history. The original timbered hall-house was built in c.1450, fascinatingly some of these original beams are still evident inside the house today. In around 1600 the property was 'modernised', with the addition of a large cooking fireplace and chimney, bread oven, brick floor and a ceiling to the ground floor. This room and fireplace now form the 'snug' within the annexe, where the brick floor is still in place underneath the now carpeted floor. In 1832, the property remained a modest farmstead, but was significantly upgraded in around 1840, when it became a 'young ladies establishment', acquiring a beautiful regency façade and the creation of seven bedrooms. The Dower House was again upgraded in approximately 1890 when a prominent Victorian enlarged the property further with the acquisition of nearby buildings and the addition of the mock Tudor façade and window alcoves at the front. The property has been under the current ownership for over 40 years and has been sympathetically upgraded during this time. Further information regarding the history of the property has been documented in great detail by local historian, Mrs Jane Hurst.

Internally, the ground floor accommodation is extremely flexible and works brilliantly for family living with elegant reception rooms and doors to the garden terraces surrounding the house. The kitchen/breakfast room with fitted units and Aga, leads conveniently into the dining room and the very useful utility room, boot room and pantry. The majority of the reception rooms have working fireplaces, providing that much sought after period charm and ambience. The main reception rooms lead from the central entrance hall and staircase (There are two further staircases leading to the first floor).

First floor accommodation is similarly impressive providing no less than six (or possibly seven bedrooms, if including the annexe rooms) and two (possibly three) bath/shower rooms, most of which enjoy attractive garden or country village views.

The accommodation is currently split internally creating an internal annexe set over two floors with its own kitchen and sitting room/snug and a bedroom and bathroom upstairs, this space could be easily incorporated back into the main house or expanded further if required.



EQUESTRIAN

For those with an equestrian inclination the property is well provided. A separate Victoria stable block provides 4 large boxes plus 2 tack rooms, hay loft above and parking for 2 cars. The Stable Block has twice in the past been granted permission for change of use, this permission has now expired.

There are 2 further loose boxes and a hay barn. The large field is currently arranged as 3 fenced and watered paddocks currently let out for grazing to a neighbour. Whilst the machinery shed is currently used for storage, it has in the past been used as stables and benefits from a hard-standing courtyard and electricity.





GARDENS AND GROUNDS

The Dower House is approached via a sweeping driveway, directly next to the village Hall, leading to a very generous gravelled parking area at the front of the house. The gardens of The Dower House are particularly noteworthy and on a number of occasions have been opened to the public. The formal gardens amount to around 2 acres and include a wonderful flat lawn accessed directly from the paved terrace off the kitchen; an impressive kitchen garden with 10 separate vegetable beds, 2 greenhouses and a fruit cage and a small orchard with several productive apples trees. The garden borders are well planted and maintained to provide year-round interest. There is a wooded strip of land alongside the northern boundary of the grounds, housing a selection of mature specimen trees. The Eastern boundary of the land is Lavant Bourne with runs intermittently.

The swimming pool area is extremely private and very sheltered, surrounded by yew hedging. The pool is heated on a separate gas heating system.

In all about 7 acres.



SERVICES

Mains water, gas and electricity. Private drainage (although mains drainage is laid within 1 yard of the house and could be easily connected). Gas fired central heating. Council Tax band H, Annexe band A.

RIGHTS OF WAY

There is an ancient footpath crossing the paddock furthest from the house. Please note, the property is offered as appropriate with rights of way either public or private, wayleaves, easements and other rights of way whether these are specifically referred to or not.

POSTAL ADDRESS

The Dower House, Winchester Road, Chawton, Alton, Hampshire, GU34 1SB

LOCAL AUTHORITY

East Hampshire District Council, Penns Place, Petersfield, GU31 4EX. 01730 266551.

FIXTURES & FITTINGS

Certain fixtures & fittings such as the fitted carpets, curtains, light fittings and garden statuary are specifically excluded from the sale but may be available by separate negotiation.

VIEWING

Strictly by appointment with Savills

Particulars dated February 2018. Photos taken 2017.

DIRECTIONS

From London, head South on the A3 towards Guildford/ Portsmouth for approximately 27 miles. Just south of Guildford take the A31 signed to Farnham/Aldershot/A331. Continue to follow the A31 through the first 3 roundabouts. At the 4th roundabout, take the first exit onto Winchester Road. Follow this road into the village of Chawton, bending sharply to the left passing Jane Austen's House Museum. The entrance to The Dower House is found on the right hand side, turn into the parking area for the village hall and the entrance to The Dower House is immediately on the left.

IMPORTANT NOTICE:

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