



# Superb Grade II listed coach house conversion

The Old Coach House, Gosport Road, East Tisted, Hampshire GU34 3QJ

Freehold





Reception hall • Family room • Sitting room • Dining room • Kitchen / breakfast room • Cloakroom • 3 first floor bedrooms, • adjoining bathroom • Family bathroom • Garaging with rooms over • about 0.41 acre

### Situation

The Old Coach House is situated on the edge of the village overlooking open countryside. East Tisted enjoys the village post office and stores and farm shop for every day needs, and Petersfield, Alton and Farnham provide a good collection of shops restaurants and amenities. The A32, A31 and M3 all provide swift access to the M25 on the national motorway network as well as Heathrow, Gatwick and Southampton Airport. Alton and Petersfield mainline train stations provide trains to London Waterloo in approximately one hour. There are a good number of state and private schools in the area including primary schools at Selbourne, Chawton and Four Marks. Secondary schools in Alton, Alresford and Alton. Private schools include St Swithun's, Lord Wandsworth and Churchers. There is some delightful countryside to explore with footpaths immediately to hand and National Trust land at Selbourne.

### Description

The Old Coach House is a fine Grade II listed period building offering excellent accommodation over two floors in the main house extending to approaching 2200sq. ft. There are three separate reception rooms on the ground floor, family room, dining room and sitting room with a large and beautifully fitted kitchen/breakfast room. On the first floor are three bedrooms, one with adjoining bathroom and a family bathroom. There are extensive fitted wardrobes and a dressing area between bedrooms 1 and 2. In addition to the accommodation in the main house the property has a detached garage block with two large, one double and one single, open bay garages and above two rooms and a further bathroom. Subject to the necessary consents this could be converted into a staff flat or cottage. The property is approached over a large gravelled parking area with gates that lead through to the rear garden terrace which has been beautifully landscaped and overlooks the adjoining countryside. The lawns of the property lie predominantly to its western side, again with lovely views over adjoining countryside.





**Accommodation**

See floor plans

**Tenure**

Freehold.

**Services**

Mains water and electricity.

Oil-fired central heating.

**Outgoings**

Council Tax - Band E

**Post Code**

GU34 3QJ

**Local Authority**

East Hampshire District

Council

**Viewing**

Strictly by appointment with  
Savills.



Approximate Area = 202.4 sq m / 2179 sq ft  
Annexe = 66.3 sq m / 714 sq ft (Excluding Garage/ Storage)  
Total = 268.7 sq m / 2893 sq ft  
Including Limited Use Area (33.1 sq m / 356 sq ft)  
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