

NUMBER 2, BROWN CANDOVER



OLD SCHOOL
HOUSE





2 Old School House

Hidden away in the charming valley village of Brown Candover 5 miles from the popular Georgian town of Alresford, this splendid four-bedroom brick-and-flint property promises an idyllic rural lifestyle.

Cleverly converted in the early '90's from the village school house, this three-storey home enjoys views of its gardens leading to open countryside and a delightful private garden. Internally, it features a country-style dining kitchen, separate reception and garden rooms,

four bedrooms over two floors, two bathrooms and a downstairs cloakroom.

A combination of soft, neutral tones and period features create a very welcoming and sophisticated feel in the well-proportioned rooms whilst the house also benefits from the advantages of fibre-optic internet.

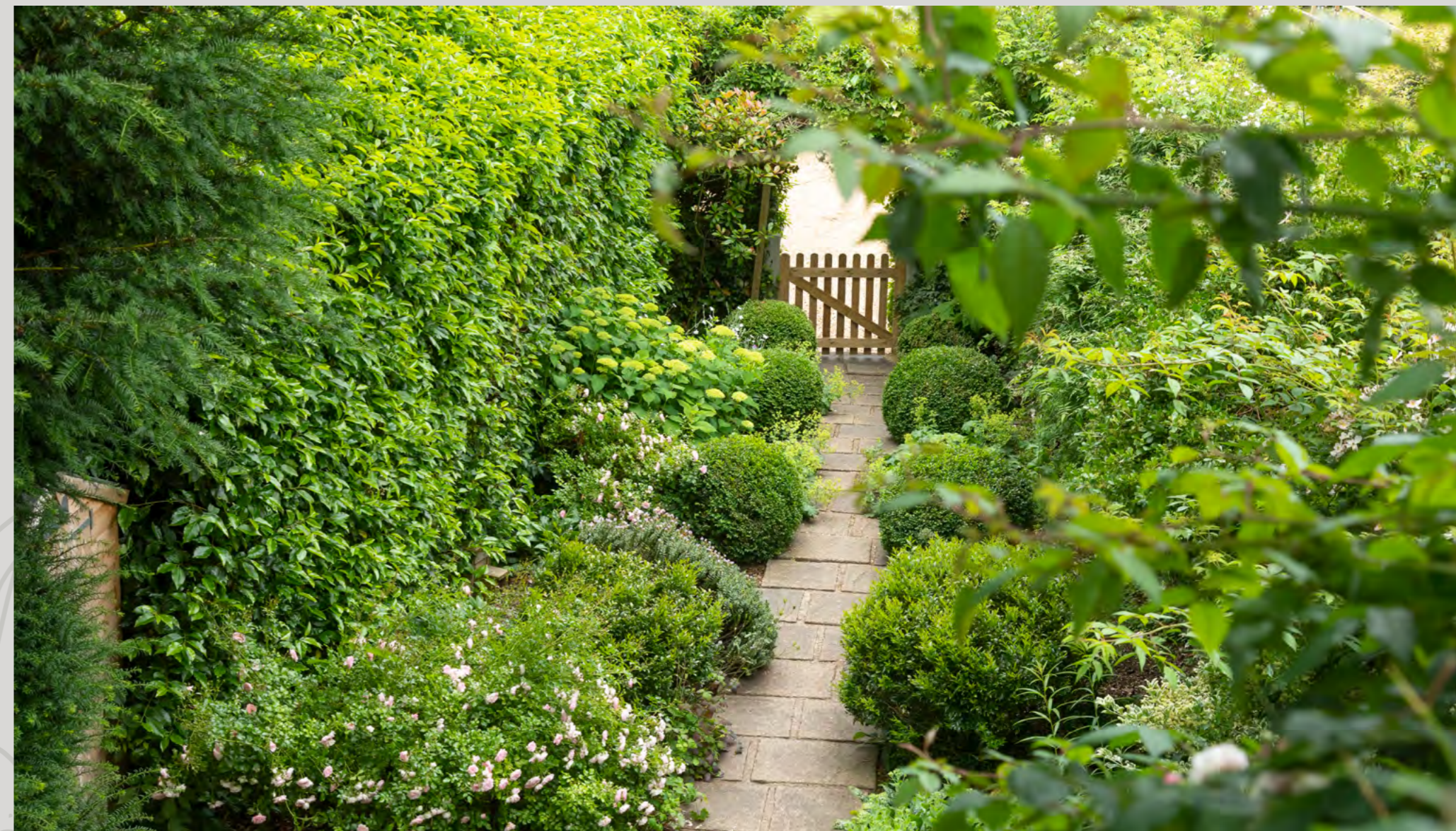




A Peaceful Approach

The Old School House is one of a small cluster of five houses surrounded by open fields. Follow the gravel driveway leading to a parking area with two assigned spaces and additional guest parking. To the rear is a private garage with loft storage space and access via a gate into the garden.

Adjacent is a large lawned garden area with sunken trampoline surrounded by tall hedgerows and beech trees – ideal for entertaining friends and family and as a children’s play area or potentially an excellent vegetable garden.





An Enchanting Entrance

Open the picket gate and follow the enchanting front path bordered by brimming flowerbeds to catch a first glimpse of the property's cottage-style variegated brick and flint exterior.

The path leads onto an extensive private dining patio encircled by shrubs and flowerbeds, then step through double doors into a bright, airy garden room featuring gorgeous exposed brick and flint work; a wonderful 'inside-out' space where you can retreat to unwind with a morning coffee or an evening glass of wine.

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Country Cottage Charm

Open the wooden front door into a smart hallway with limestone flooring extending into the kitchen and downstairs cloakroom, all benefitting from electric underfloor heating. The carpeted staircase pairs with white woodwork to enhance this lovely reception area, which also provides a sizeable understairs storage cupboard.

To the left is a spacious drawing room complete with a wood-burning stove set in an elegant stone surround and two deep-set casement windows giving dual aspect views. With plentiful space for sofas and chairs, it's easy to imagine spending cosy family evenings here, whatever the season.





Relaxed Dining

On the other side of the hall, you'll find a big, open plan dining kitchen illuminated by recessed downlights and wide French doors opening out to the front patio.

Refurbished to its current immaculate standard within the last few years, the kitchen has a range of bespoke Shaker-style cabinets with white granite worktops and marbled splashback. It comes with a deep Butler sink, an electric range cooker with extractor hood, an integrated microwave, built-in dishwasher and an alcove for a fridge-freezer.





Retreat Upstairs

Take the split-level staircase to a first-floor landing with a good-sized airing cupboard. The landing is large enough to incorporate a study/reading area by the two pretty casement windows.

Turn right into a cheerful dual-aspect principal bedroom with two floor-to-ceiling integrated wardrobes and overhead cupboards





The calm, neutral décor is echoed in the second double bedroom to the left of the stairs. Both rooms share a contemporary white bathroom with bath and glass-screened overhead shower, heated towel rail, basin unit and loo.



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Sweet Seclusion

A second staircase leads up to the top floor with lovely dormer windows and exposed beams. Here, a twin room and a cute single share a modern three-piece bathroom.





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On Your Doorstep

Set within Hampshire’s rolling countryside, Brown Candover is a pretty village in The Candover Valley, which winds through 6 miles of chalk downs and woodlands. East of the M3, the area connects to the A30/33, A31 and A339, with Basingstoke, Winchester and Alton at each of its points.

Only 5 miles away, Alresford – a thriving Georgian market town replete with colour-washed houses – has many thriving independent shops and cafés and two supermarkets to explore. There are also some delightful riverside walks to stretch your legs after visiting the various characterful pubs, stylish bistros and traditional tea rooms.

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Part of The Brown and Chilton Candover Conservation Area and The Preston Candover Conservation Area, the village boasts a fantastic cricket ground and pavilion, just next door to the house, overlooked by a 19th Century church. The club welcomes children to burn off steam and play sports on the grounds. Not to mention the myriad of clubs such as Pilates, Yoga, Cubs and Scouts that frequent the club house on a weekly basis.

The clubhouse can also be hired for children's parties or events, and there's a weekly social meetup for adults at the bar – a great way to meet your new neighbours. Alternatively, head over to The Woolpack Inn in Totford (c. 1 mile) or The Purefoy Arms in Preston Candover, which also offers a shop/post office, village hall and tennis club.

There is an excellent Ofsted rated outstanding local pre-school in Preston Candover (c2.5.) that takes children from 2 years old and boasts a forest school in its remit .

The local primary school in Preston Candover is also rated as outstanding by Ofsted and offers a free bus that collects children from the bottom of the drive and drops them back home.

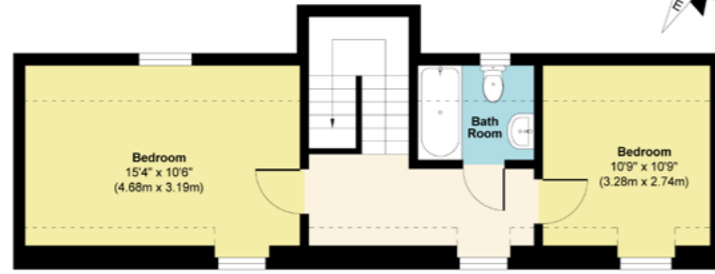
Further schooling includes Perins Community School in Alresford, Peter Symonds 6th Form College in Winchester, and a range of independents such as Prince's Mead, Twyford and Pilgrims, Churchers, Alton School, Daneshill, Lord Wandsworth, St Swithun's and Winchester College.

The Itchen and Test Rivers provide opportunities for chalk-stream fishing, or tug on your hiking boots and ramble the footpaths and bridleways lacing the valley. If you need to head further afield, trains from Basingstoke (19 mins) run to London Waterloo in under 45 minutes, or just over an hour from Winchester and Micheldever train stations.

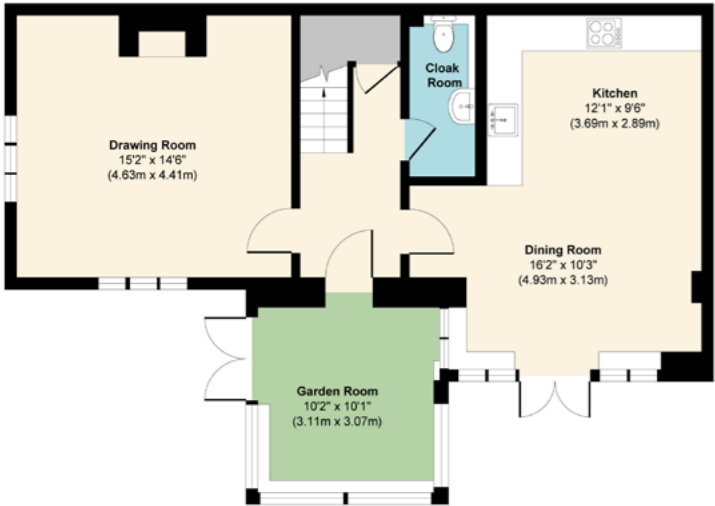




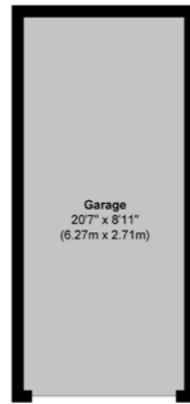
Floor 1
Approximate Floor Area
538 sq. ft
(50.00 sq. m)



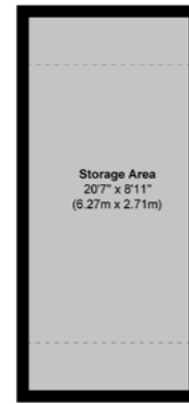
Floor 2
Approximate Floor Area
305 sq. ft
(28.00 sq. m)



Ground Floor
Approximate Floor Area
743 sq. ft
(69.00 sq. m)



Garage Ground Floor
Approximate Floor Area
183 sq. ft
(16.91 sq. m)



Garage First Floor
Approximate Floor Area
183 sq. ft
(16.91 sq. m)



Floor Plan

Ingham Fox use all reasonable endeavours to supply accurate property information. These property details do not constitute any part of the offer or contract and all measurements are approximate. The matters in these particulars should be independently verified by prospective buyers. It should not be assumed that this property has all the necessary planning, building regulation or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Purchasers should make their own enquiries to the relevant authorities regarding the connection of any service. No person in the employment of Ingham Fox has any authority to make or give any representations or warranty whatever in relation to this property or these particulars or enter into any contract relating to this property on behalf of the seller.

Approx. Gross Internal Floor Area
Main House = 1586 sq. ft / 147.00 sq. m + 96 sq. ft / 9.00 sq. m (Reduced Headroom)
Total = 1682 sq. ft / 156.00 sq. m
Outbuildings = 366 sq. ft / 33.82 sq. m
Total = 2048 sq. ft / 189.82 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Specifications

- Open plan dining kitchen
- Four bedrooms & two bathrooms
- Bright drawing room with two large windows and a cosy wood burning stove
- Separate cloakroom
- Well-maintained established gardens
- Freehold
- 20-minutes from Winchester or Basingstoke
- In the heart of The Candover Valley
- Off-road parking & garage

Services

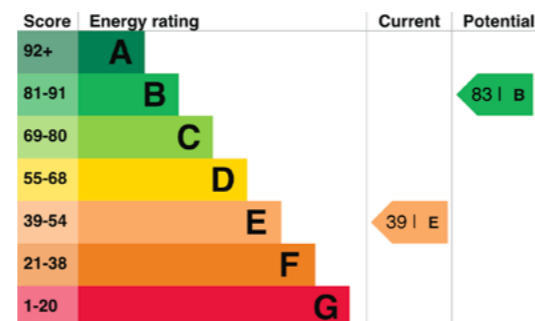
- Fibre Optic internet installed
- Wood burner in the drawing room
- Electric heating throughout the house
- Electric under floor heating in the kitchen, hall and garden room
- Electric Range Cooker
- Double glazed timber framed windows throughout
- Mains water and shared private drainage
- Council Tax Band F

Garden & Grounds

- Two assigned parking spaces & guest parking available
- Well-maintained established gardens
- Bike shed and a separate garden shed
- Plentiful space for garden sofas, bbq and outside tables
- 2 garden electric plug sockets
- Sunken trampoline
- Plentiful grass play area for children and space to make a vegetable patch
- Generous garage with loft storage space
- Next door to The Candover Cricket Club - the perfect play area for children of all ages

Location

- Idyllic village location in the heart of The Candover Valley, part of The Brown and Chiltern Candover Conservation Area.
- Two excellent pubs within walking distance
- Ofsted-rated 'Outstanding' local pre and primary school in Preston Candover (c. 2.5m), with a free bus service
- Excellent local shop in Preston Candover
- Under 10 minutes drive to New Alresford
- 19 minute drive to Basingstoke Train Station - London Waterloo under 45 minutes



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