



Upper Wield, Alresford, Hampshire, SO24 9RT





Church Farm House, Upper Wield, Alresford, Hampshire, SO24 9RT

This charming period home offers deceptively spacious and versatile living accommodation, set on a generous wraparound plot that provides privacy and an abundance of outdoor space.



- Sought after village location • Character property
 - Period features • Grade II listed
- Spacious & versatile accommodation • Ample gated parking
 - Cellar • Utility room • Four/Five double bedrooms
- Over quarter of an acre plot • Generous Garden space
 - Gated off road parking

t: 01962 734633

www.chartersestateagents.co.uk



ACCOMMODATION

As you step through the front door, a spacious sitting room is found immediately to the left featuring a wood burner, creating a warm and welcoming focal point. Beyond the sitting room, a cosy library/study provides the perfect retreat for quiet reading or working from home, with a door leading to the upstairs staircase and cellar. To the right of the entrance hall, the attractive dining room—also featuring a wood burner—offers an ideal space for entertaining. Flowing seamlessly from here is the well-appointed farmhouse-style kitchen/breakfast room, with underfloor heating, a good-sized larder cupboard and direct access to the large rear patio and garden. Adjacent to the dining room is a practical office space, with doors leading to a utility room, a downstairs shower room, and the impressive principal bedroom (which could also be utilised as a second reception room/ drawing room, depending on your needs). This generously sized room is bathed in natural light from three aspects, with double doors opening onto a generous patio terrace—perfect for relaxing with a drink in the sunshine. Upstairs, the home continues to impress with four spacious double bedrooms. Bedrooms two and five benefit from built-in storage, while bedroom three offers a further generous storage area. A modern family bathroom with underfloor heating serves the first-floor bedrooms. Additional accommodation includes a cellar, providing valuable extra storage. The beautifully maintained gardens wrap around the property, ensuring sunlight can be enjoyed throughout the day. The front garden features a charming pathway leading to the entrance, framed by mature planting beds. To the side of the property, a gated gravelled parking area provides ample space for multiple vehicles, while the private rear garden is tastefully enclosed with mature borders and features a large lawn, an additional patio terrace, ideal for al fresco dining, and a good-sized shed for garden storage. This exceptional home blends period charm with modern practicality, making it a truly special opportunity in the sought-after village of Upper Wield.



SITUATION

Upper Wield is nestled in the heart of the picturesque Hampshire countryside, surrounded by the charming villages of Medstead, Bentworth, and Preston Candover. Medstead and Preston Candover both offer local village shops and well-regarded nursery and primary schools. There is also the highly regarded Perins secondary school in nearby Alresford, as well as the renowned Peters Symonds College in Winchester—both popular choices for families looking to settle locally. Medstead is also home to a traditional village inn. Upper Wield itself is a delightful rural setting centered around an attractive village green, featuring a historic church and a community hall. Nearby, the highly regarded 'Yew Tree' Inn in Lower Wield provides a welcoming country pub experience.

For a wider range of amenities, the nearby market towns of Alresford and Alton, along with the Cathedral city of Winchester, offer excellent shopping, dining, and cultural attractions. These towns also provide convenient rail links to London Waterloo. The A31 and M3 offer easy access to London, the South Coast, and beyond, while the A34 provides a direct route to the Midlands and the North.



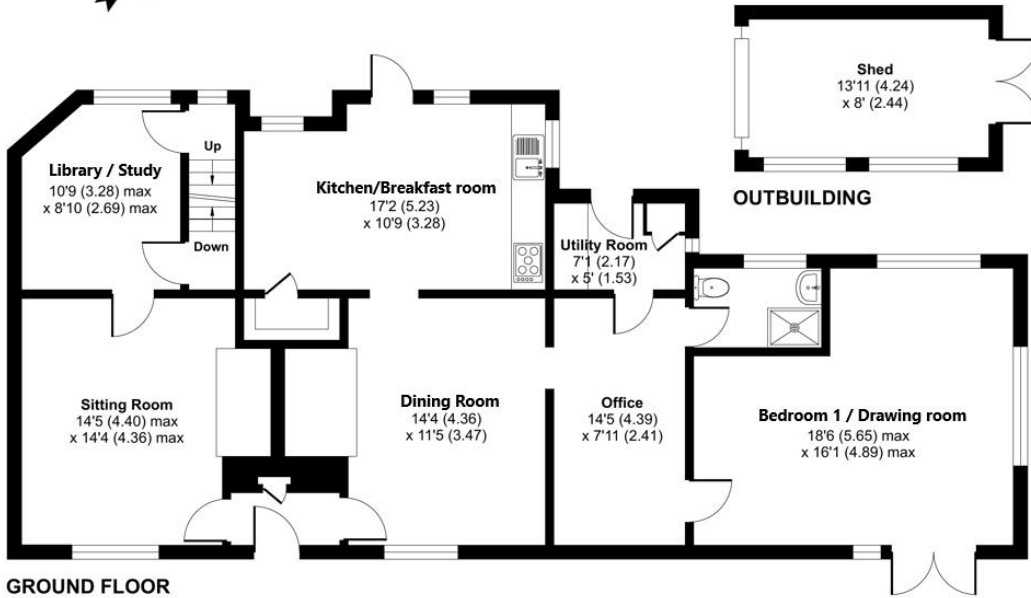




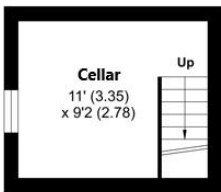
Approximate Area = 2074 sq ft / 192.6 sq m
 Limited Use Area(s) = 77 sq ft / 7.1 sq m
 Outbuilding = 111 sq ft / 10.3 sq m
 Total = 2262 sq ft / 210 sq m

For identification only - Not to scale

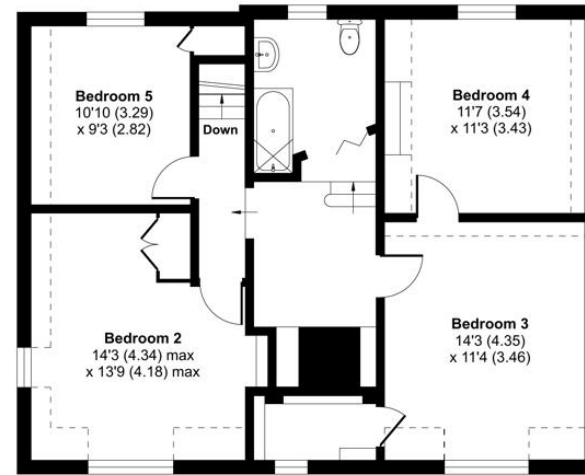
Denotes restricted head height



GROUND FLOOR



BASEMENT



FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Scan the QR code to find out more information about this property.





LOCAL AUTHORITY

East Hampshire District Council
Council Tax Band G

ASKING PRICE £1,300,000

TENURE

Freehold