



Folly House, Powntley Copse,
Hampshire

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Folly House, Powntley Copse, Hampshire GU34 4DL

An attractive detached residence in a secluded setting with well stocked gardens, grounds, and woodland of about 2.5 acres.

Alton 4 miles (London Waterloo 67 minutes),
Odiham 5 miles, Hook 7.5 miles (London
Waterloo 53 minutes), Farnham 12 miles,
Basingstoke 13 miles, M3 (Junction 5) 6.5 miles

Reception hall | Sitting room | Kitchen/
Dining area | Study | Garden room | Utility
2 Cloakrooms | Principal bedroom with en suite
shower room | 2 Further bedrooms | Family
bathroom | Double garage with floor above
Workshop/Garage | Shed | Gardens | EPC D

The property

With light, airy and versatile accommodation, Folly House offers an enhanced living environment which provides an appealing, contemporary home perfectly suited to entertaining guests and to modern lifestyles. A reception hall which gives access into the beautifully-designed kitchen/dining area, sitting room and study. This convivial setting has French windows to access the garden, a dining zone alongside the kitchen, where fittings include contemporary cabinetry in two colour-tones, stone work surfaces, an Aga recess with brick surround, and a range of cabinetry with breakfast bar forming a subtle partition. Bi-folding internal doors, linking to the sitting room, offer options to create an open, sociable space or a separate, relaxed sitting area. The impressive garden room, with vaulted ceiling and beamed framework, provides a striking reception space which is filled with natural light and offers two sets of glazed bi-folds for a seamless connection to the outside. Ground floor rooms are completed by a flexible-use study, a large utility room and two cloakroom

facilities.

The landing on the first floor gives access to the three bedrooms and a vast, modern family bathroom featuring a spa tub and separate walk-in shower cubicle. The principal room benefits from a wall of fitted storage and a smart en suite shower room. Supplemental accommodation may potentially be created on the floor above the garage, perhaps to provide a guest suite, home-working environment or a games and leisure space.

Outside

The approach to the property is flanked by trees and the length of gravelled driveway leads to a swathe of hardstanding with circular planted detail. There is ample space for parking on the drive, in addition to the double garage, with the timber workshop outbuilding positioned at the threshold. Folly House is nestled in its sheltered plot with an expanse of paved terracing adjoining the side and rear of the house offering opportunities for outdoor dining, entertaining and relaxation. The gardens are laid to lawn, interspersed with specimen and majestic mature trees, and a designated vegetable and fruit growing zone will engage the green fingered.

Location

The small rural hamlet of Powntley Copse is located between Alton and South Warnborough. South Warnborough lies a few miles south of Odiham and has a village shop, public house, village hall, recreation ground and Church. More comprehensive shopping and educational facilities can be found at Odiham. The market town of Alton has an excellent range of shopping, recreational and educational facilities. The area is well served with state and independent schools including Robert Mays School, Lord Wandsworth College, St Neots, Wellesley, Bradfield College, Winchester College and St. Swithuns. The local area is renowned for its expanse of Hampshire countryside and provides excellent opportunities for walking, riding, and cycling. Powntley Copse has private access into the surrounding woodland and countryside.





Floorplans

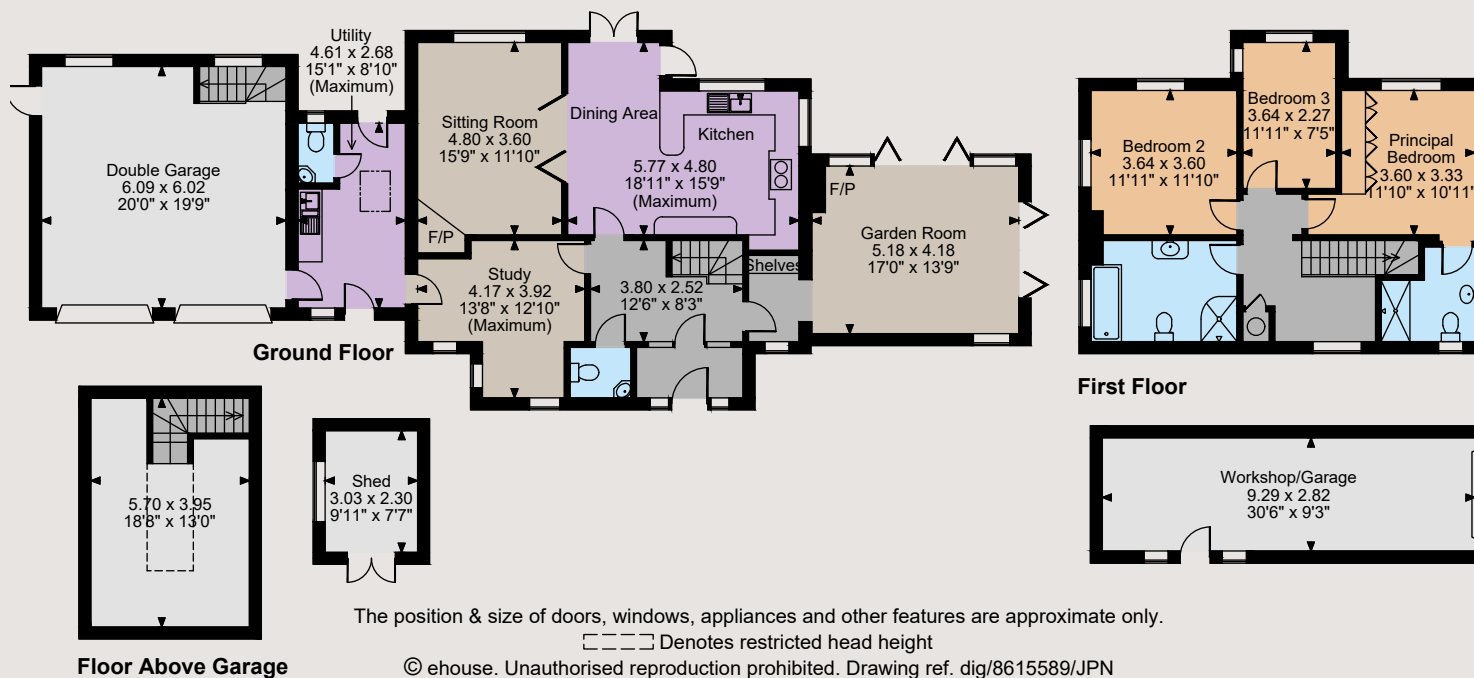
Main House internal area 1,870 sq ft (174 sq m)

Garage Outbuilding & Workshop internal area 732 sq ft (68 sq m)

Shed internal area 75 sq ft (7 sq m)

Total internal area 2,677 sq ft (249 sq m)

For identification purposes only.



Directions

From Odiham take the B3349 towards South Warnborough and Alton. Proceed through the village of South Warnborough and after approximately 3 miles turn right into Powntley Copse. Follow the lane up the hill and continue until the very end where you will find the gravelled drive to Folly House.

General

Local Authority: Basingstone and Deane Borough Council

Services: Mains electricity, water, and private drainage. We understand that the private drainage at this property may not comply with the relevant regulations. Further information is being sought. Oil fired central heating.

Council Tax: Band G

Tenure: Freehold

Guide Price: £1,100,000

Odiham

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