



Seasons

Powntley Copse, Hampshire

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A stylish and attractive family home in a private woodland estate with detached annexe

Seasons is a magnificent house providing handsome, spacious accommodation and useful annexe living/workspace, in a highly desirable private residential estate, surrounded by peaceful countryside and woodlands.



6 RECEPTION ROOMS



6 BEDROOMS



3 BATHROOMS



DOUBLE GARAGE/WORKSHOP



TWO BEDROOM ANNEXE



FREEHOLD



RURAL



5,266 SQ FT



£1,600,000 GUIDE PRICE



The property

Seasons combines generous proportions with elegant design throughout, creating an exceptional family living environment.

At the entrance there is a welcoming reception hall with wooden parquet flooring and a fine oak staircase leading to the upper level. The generous ground floor living and entertaining space includes the finely proportioned drawing room with double doors lead to the dining room with its French windows opening directly to a terrace and the splendid rear garden. Further reception rooms off the hall include the study and the library with bespoke fitted shelves and built-in study desk space.

At the rear is a 28ft open-plan kitchen/breakfast room across the back of the house, with porcelain wood tile flooring, shaker-style fitted kitchen units, and French windows to the terrace, with an electric Aga and space for all the necessary home appliances.

The family room and adjoining garden room round off the extensive and thoroughly attractive ground-floor accommodation, with their delightful views across the landscaped rear garden, ceiling lantern skylight and French windows to the terrace.

On the ground level there is one well-presented guest-suite comprising a double bedroom and tiled bathroom with shower. The staircase has access to a fitted wine store and leads to spacious, airy landing with five beautifully appointed double bedrooms, including the peaceful sanctuary of the generous principal bedroom with its tiled en suite bathroom with shower.

The additional four first floor bedrooms all benefit from built-in storage, shelves and drawers, with one featuring a washbasin. The first floor also provides access to the family bathroom, with its large bathtub and separate shower.







Outside

The house is set within a beautiful, and extensive garden, which is expertly landscaped, providing a haven for local bird life. At the entrance to the property, the curved driveway is lined with box ball shrubs and leads to a spacious parking area and the detached annexe which includes:

- Double garage with additional side entrance and a fitted workshop and inspection pit
- A separate hallway leads to a large room on the ground level for use as office, gym or home cinema.
- A fully fitted kitchen and shower room
- Two well-proportioned double bedrooms/sitting rooms or offices.

Photos of the annexe can be seen on page 6. The garden to both the front and rear of the house includes rolling lawns and several mature specimen oak trees, established hedgerows and well stocked border beds with an array of shrubs and flowering perennials.

There is also a wide terrace partially shaded by a pergola, plus a plantsman's greenhouse and a summer house from which to enjoy the peaceful surroundings.

Location

Seasons is part of the exclusive Powntley Copse private estate, situated between the Georgian village of Odiham, the charming rural parish of South Warnborough, and the historic market town of Alton.

Alton benefits from a variety of shops, pubs, excellent restaurants and large supermarkets including Waitrose, Sainsbury's and Marks & Spencer.

It also offers a modern sports and leisure centre, an excellent Health Centre and dental surgeries plus two golf courses.

Alton and Worldham Golf Clubs are both within close proximity and the M3's Junction 5 is just seven minutes away.



Distances

- Alton 3.3 miles
- Odiham 5 miles
- Basingstoke 10 miles
- Farnham 11 miles

Nearby Transport

- Waterloo via Winchfield in 42 minutes
- Hook Station
- Basingstoke Station
- Alton Station
- Heathrow Airport

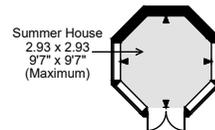
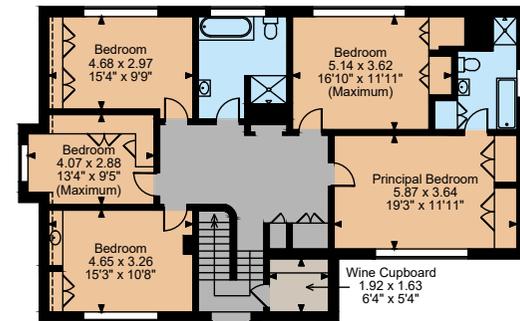
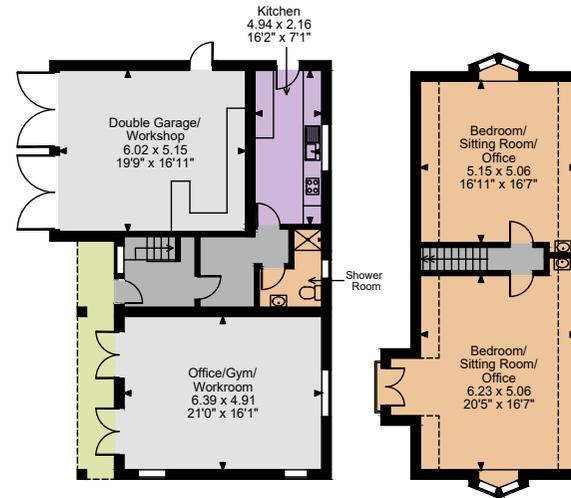
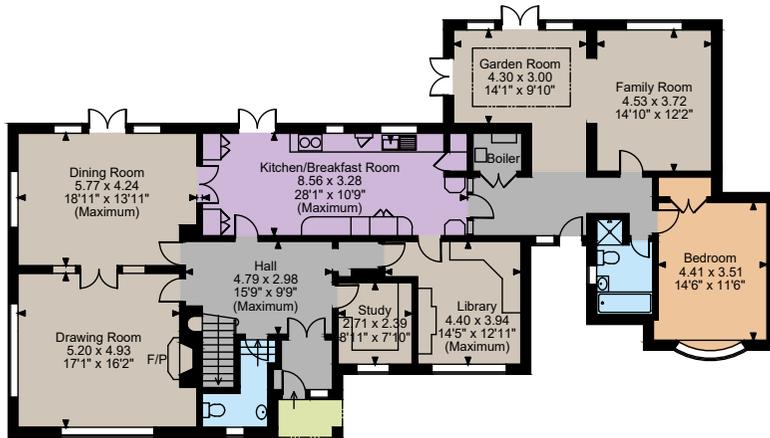
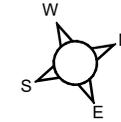
Nearby Schools

- Long Sutton Primary School
- Lord Wandsworth College
- Robert May's Secondary School
- Amery Hill Secondary School
- Eggars Secondary School
- Alton Sixth Form College









Ground Floor

Annexe Ground Floor

Annexe First Floor

First Floor

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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Floorplans

House internal area 3,592 sq ft (334 sq m)
 Garage internal area 335 sq ft (31 sq m)
 Office, greenhouse & summer house internal area 496 sq ft (46 sq m)
 Total internal area 5,266 sq ft (489 sq m)
 For identification purposes only..

Directions

GU34 4DL

what3words: ///renders.circulate.herds

General

Local Authority: Basingstoke and Deane

Services: Mains gas, electricity and water. Private drainage which we believe is compliant with current regulations. Underground, ultra-fast secure FTTP.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

EPC Rating: D (Main House) D (Annexe)

Fixtures and Fittings: By separate negotiation

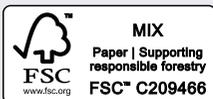
Farnham

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