

# Baigens Chawton



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Land and property. Since 1885.

4,815 sq ft (380 sq m) | Freehold  
6 bedrooms | 3 reception rooms  
Tennis court | Mature gardens of 1.5 acres

**Guide price £2,500,000**



## A beautiful Grade II listed Tudor home, surrounded by established gardens, in the pretty village of Chawton.

Baigens is understood to have been built in the 15th century and features an abundance of period character and charm.

The front door opens into a warm and welcoming reception area and snug, complete with inglenook fireplace and log burner to accompany the first sitting area of this impressive property.

On the ground floor, the spacious family kitchen is nearly 40ft long and is home to bespoke oak cabinetry, finished in a modern light grey. Modern amenities blend with classic style as the kitchen is equipped with both an AGA and fitted double ovens, plus additional gas hob on the white Carrara marble worktops. The kitchen is also fitted with a Quooker hot water tap and a secondary dishwasher, as well as a Falcon wine refrigerator.

Neighbouring the kitchen is the cloakroom, boot room and laundry room, ideally situated for returning to the house from either the walled rose garden, the kitchen herb garden or one of the patios and a gazebo pavilion.

Two further reception rooms, a drawing room and dining room, are found on the other side of the property, both including their own fireplaces. A series of stunning fresco paintings, believed to be Elizabethan, can be found in the drawing room. Both rooms offer fabulous family living space, and each holds its own character with exposed oak framework and beams and in contrast to the fashion of the period, both rooms are well-proportioned for modern living. Off the drawing room is a slate-floored office with connected charming cloakroom, the office providing access to the gardens.

The double staircase is lined with built-in bookcases and lead to the first floor where the principal bedroom benefits from an en suite bathroom and fireplace. Two further bedrooms include en suites, one of which has built-in storage. Three more bedrooms accompany the family bathroom on the first floor, each with their own exposed beams and framework. Additional living space can be found on the second floor where there is a well finished mezzanine level, this could also be used as storage space.

Baigens' gardens are a standout part of this property, along with ample lawns, mature planting and established foliage. The grounds of this magnificent home include a tennis court which was re-laid in 2025, a boules terrain, an in-ground trampoline and a fruit orchard producing both apples and plums in their respective seasons. The gardens also include a flagstone and brick courtyard and terraces surrounded by brick and flint walls for outdoor living and entertaining as well as multiple spots currently used for outdoor seating in picturesque and private settings. Outside, there is also an arbor of mature wisteria.

Separate to the main house lies the annexe above the garage, which can be utilised as either a guest or office space with shower room and excellent WiFi throughout. On the ground floor of this building is a separate tractor shed and garden workshop.

The entire property is accessed by remote controlled wrought iron electric gate onto a pea gravel driveway.

**Location**

The home of Jane Austen and nestled within the South Downs National Park, the historic village of Chawton offers access to a range of local walks including ideal public footpaths for walks and/or runs around the village along with paths to neighbouring Upper Farringdon and day to day amenities including a church, village green, village hall, local shop, tea room, public house and popular primary school.

Chawton House is nearby and provides access to the arts and theatre as well as the house library which contains thousands of rare and early edition works from the 17th, 18th and 19th centuries.

Local schools, in both the private and public sector, include Bedales, Edgeborough School, Frensham Heights, Lord Wandsworth Collage, Alton School, St Swithun's and Churcher's College.

More extensive amenities can be found in the pretty market town of Alton and the Georgian town of Farnham, which offers recreational facilities including a David Lloyd gym, yoga and Pilates studios, the Maltings Art Centre and a number of renowned golf courses. Additionally, Alresford and the Long Barn are accessible, along with Winchester.

Communication links are excellent, with the nearby A31 linking to major regional centres, the M3 and national motorway network, London and the coast. London Waterloo can be accessed from Alton Train Station in approximately 55 minutes.

Postcode region: GU34

**General**

Local Authority: East Hampshire District Council  
Services: Mains electricity, gas, water and drainage  
Council Tax: Band H  
EPC Rating: D  
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

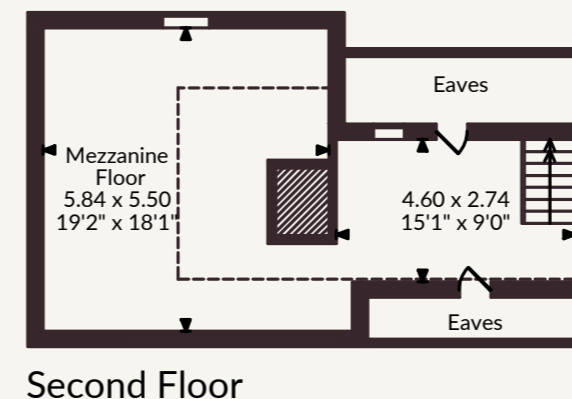
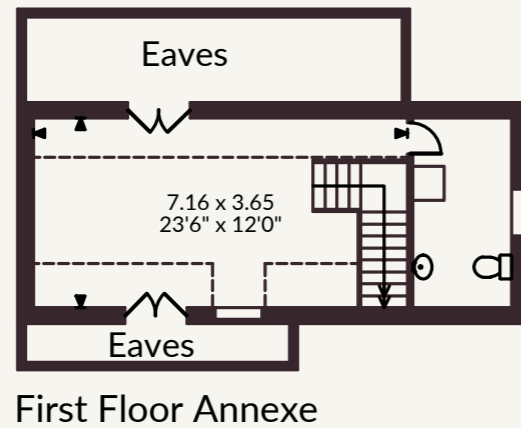
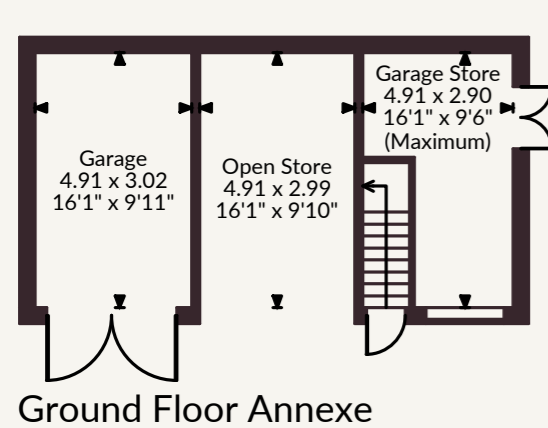
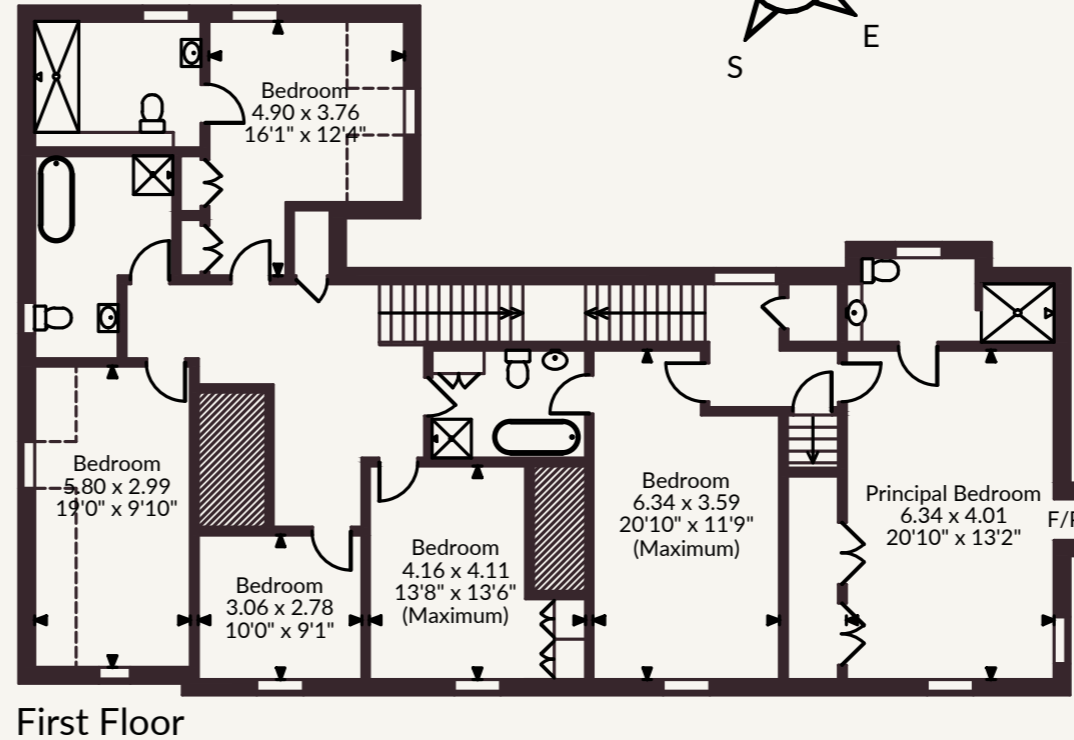
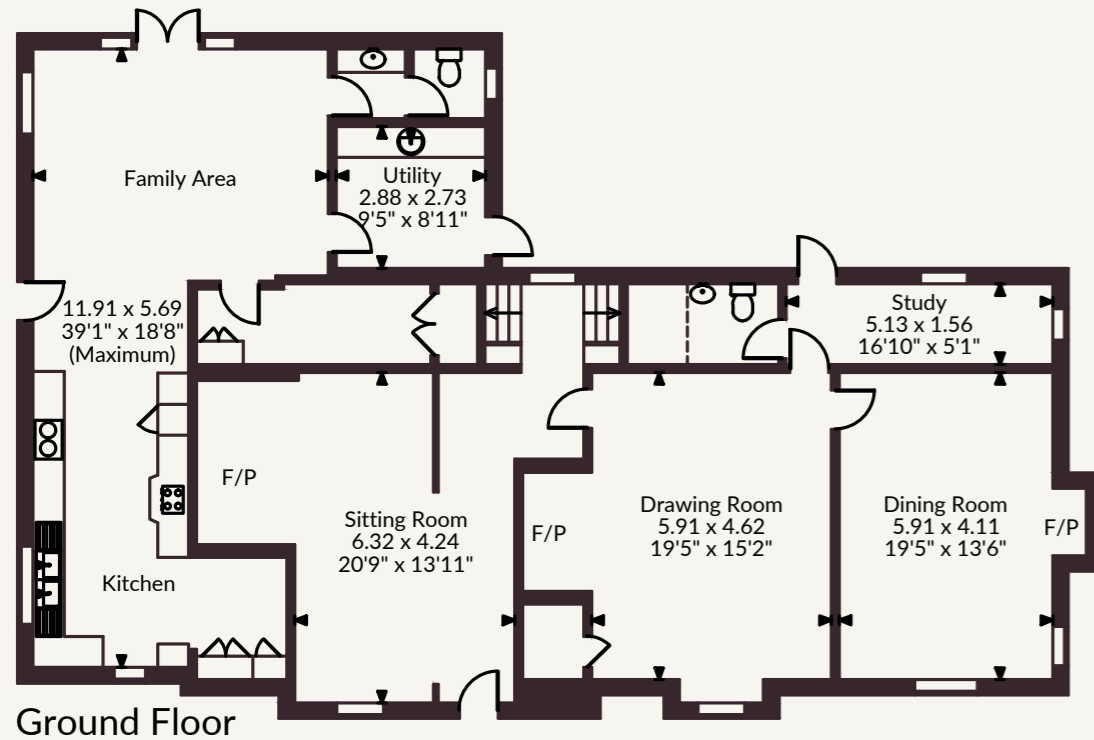
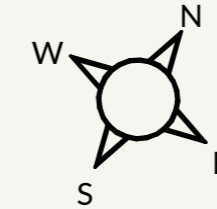


Baigens Winchester Road, Chawton

Gross internal area (approx) 4,091 sq ft (380 sq m)

Outbuildings 724 sq ft (67 sq m)

Total 4,815 sq ft (447 sq m)



**Strutt & Parker Farnham**

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The historic market town of Farnham mixes the quaint with the bohemian. Known for its artsy locals, cool independent shops, and beautiful cobbled streets, the settlement is a dream town for those looking to settle down somewhere that blends the quiet of the countryside with the buzz of somewhere more lively.

Farnham Castle looms over the town, although it is far from the only local historic treasure. Other attractions include the famous Maltings Monthly Market, the impressive Sculpture Park, and enough well-stocked second-hand stores to film a season's worth of Antiques Roadshow. The pub and restaurant scene punches well above its weight for a small town, with classy eateries and charming pubs lining the centre.

Once you head out of the bustling centre of town you're hit with rolling green fields and all the pleasures of country life on the North Downs. If you're looking for more spacious housing options, then Farnham is worth having on your radar. While there are quaint, smaller homes in the centre, the surrounding area is blessed with larger houses, complete with beautiful gardens. Local schools are also well-regarded, so if you have a young family you can expect the best for them.

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

☐☐☐☐ Denotes restricted head height

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