

The Stables, Chawton, GU34





The Stables, Chawton, Alton, GU34

The Stables is a characterful cottage forming part of an enclosed development of five converted barns in the heart of picturesque Chawton. The house is stylishly presented throughout, with wonderful light in many rooms, including a west-facing sitting room that opens into a delightful garden room/conservatory overlooking the pretty garden. The family kitchen forms the heart of the house, with rooflights allowing light to flood in, a central island and a stable door to the side. Being around 30ft in overall length there is ample space for dining with separate laundry/utility to the side. There is an extra sitting room/office with a window to the rear and a guest WC on the ground floor. On the first floor are three double bedrooms and two bath/shower rooms (one en suite).



Tenure: Available freehold

Local authority: East Hampshire District Council

Council tax band: G

Outside

Outside the gardens are private with mature hedging and floral beds. The gardens are to the front, side and rear of the property, creating spaces for all-day-round enjoyment. Parking is offered on the front drive and within a detached private garage.

Location

Chawton is a lively and beautiful historic village situated within the South Downs National Park. Synonymous with Jane Austen, the village is home to her former village house and also the magnificent Chawton House. Within the village is the popular Greyfriar Pub and Cassandras Cup Tea Room, St Nicholas's Church, Chawton Library and Chawton Cricket Club. Locally are a number of well-regarded schools with Chawton Primary in the village and a number of both fee paying and non fee paying schools within a short distance. Road links are excellent with the A31 offering fast access to both London, Winchester and the south coast. Within the Georgian market town of Alton (1 miles distant) are a number of everyday shops including Marks and Spencers Food Hall, Waitrose and Sainsburys. Alton Railway station provides a direct rail link to London Waterloo in around 70 minutes.

Services

All Mains Services.

Full Fibre Broadband installed January 2024

New Gas Boiler fitted April 2024

Directions

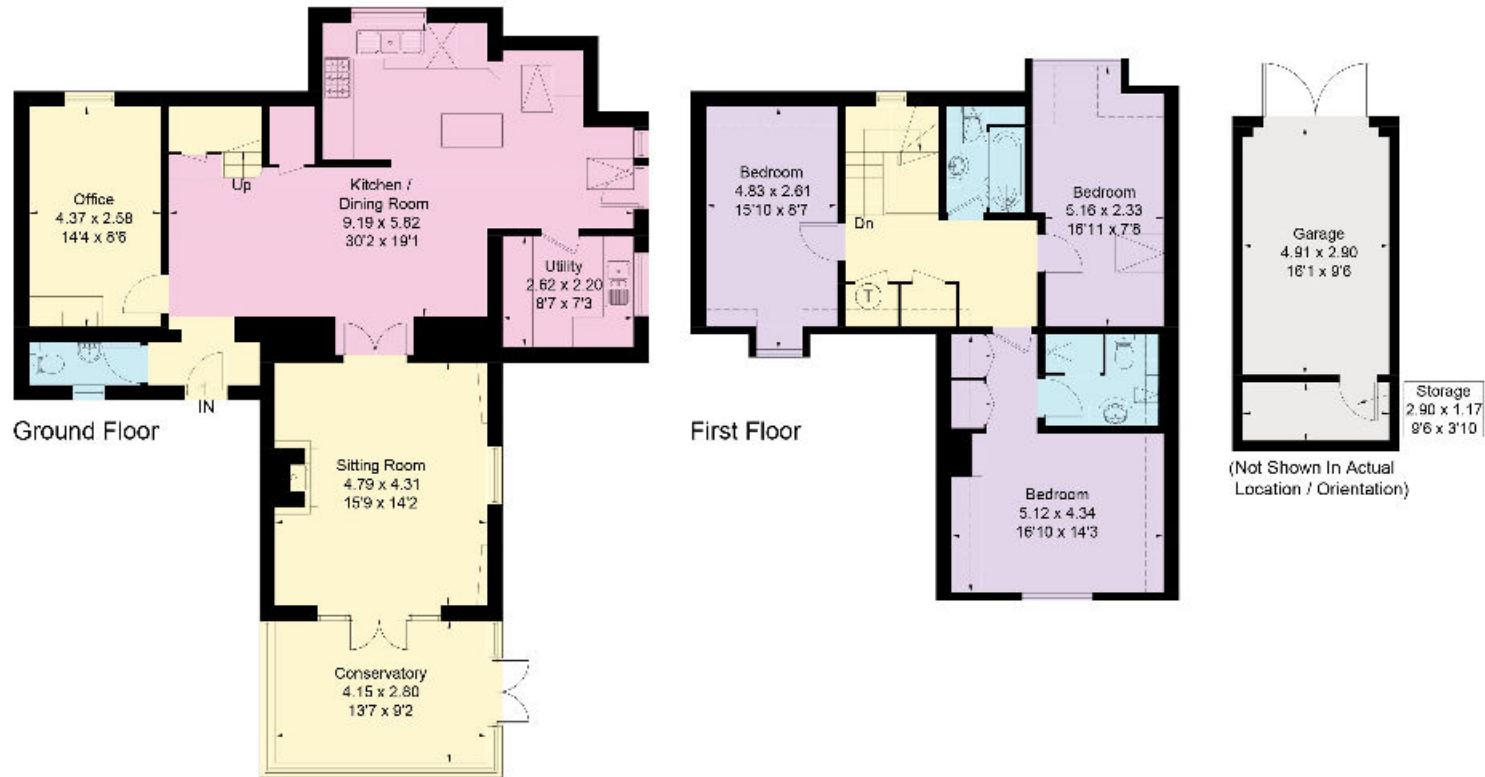
Postcode: GU34 1SL

What3Words///wedding.expert.stood





Approximate Floor Area = 165.6 sq m / 1782 sq ft
 Garage / Storage = 18.0 sq m / 194 sq ft
 Total = 183.6 sq m / 1976 sq ft



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This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #69141



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.
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