



Winterbourne, Powntley Copse, Alton, GU34

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# Winterbourne, Powntley Copse, Alton, Hampshire

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The property is located at the far end of Powntley Copse. This is a charming property enjoying a southerly aspect to the rear and with rural privacy and considerable scope for remodelling. This attractive house offers an exceptional opportunity for a new owner to create a wonderful family house and potentially extend (subject to planning permissions) in a picturesque setting.

Steps lead to a central porch and into a versatile ground floor. There is a sitting room with an open fireplace and a handsome stone surround that flows into a bright dining room through internal doors. A further set of double doors open into the spacious conservatory and onto the garden. When the internal bifold doors are open, this entire triple-aspect area is bathed in natural light. Both the dining room and conservatory can provide direct access to the rear garden allowing for delightful views. The fitted kitchen is situated to the left of the house, with convenient access to the outside.

On the first floor, the principal bedroom features built-in wardrobes and an en suite shower room.

There are three further bedrooms, served by a bathroom and a separate toilet.



A sweeping driveway, bordered by lawn and a light woodland front garden, leads up to a generous parking area and a detached double garage which offers excellent storage or potential to be converted.

The rear garden is a true highlight of Winterborne. A generous terrace offers a scenic spot for outside entertaining, framed by mature wisteria climbing the rear facade. Beyond the terrace lies a large, level lawn divided by a charming hedgerow, creating distinct areas for play, gardening, or simply relaxing. This expansive, south-facing garden is entirely private, offering a peaceful retreat for outdoor enjoyment.

On the opposite side of the private lane, there is an area of natural woodland that protects the outlook at the front and offers more room for outdoor enjoyment and rewilding.

In total the garden and grounds measure around 2.5 acres.





The house is located in a well-regarded private estate of Powntley Copse, a wooded rural residential. Surrounded by open countryside Powntley Copse is located between the Georgian village of Odiham (5.2 miles) and the historic market town of Alton (3.9 miles). Alton is well served with a variety of shops, pubs, restaurants, well-known supermarkets including an M&S and boasting a sports and leisure centre with a market on Tuesdays. Odiham provides a wide selection of shops and services, including doctor's surgery, opticians and dentists, together with a Post Office, hairdressers, a Co-Op, The Bel and the Dragon, selection of public houses and restaurants. Every Friday morning the high street hosts a bustling local market to choose fruit and veg, cheese and bread to name a few stalls that are regulars. The nearest mainline station is found in Alton with services to London from around 1 hour and ten minutes. A fast service to London Waterloo via the Basingstoke line is available from nearby Hook and Winchfield Stations (from 58 minutes). Access in the area is superb with the M3 providing access to the A303 and M27, and the A30 and A31 both within easy reach. The location is also conveniently located for the two international airports of Heathrow, just 33.5 miles away and Gatwick, which is 59.5 miles away.

There are a number of schools in the area including Alton Sixth Form College, Eggars School in Alton, Long Sutton Primary School and Lord Wandsworth College in Long Sutton, Robert Mays in Odiham.

The surrounding rolling Hampshire countryside offers an extensive network of footpaths and bridleways across many miles of beautiful countryside with stunning views, which can be directly access from the house.

(All distances are approximate).

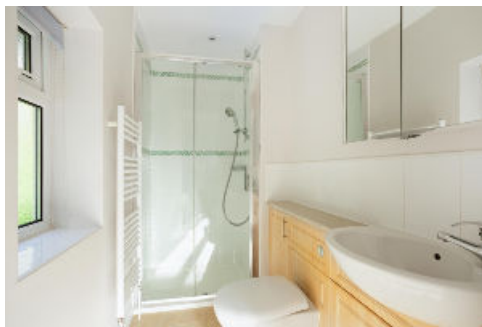
Services: Mains water and electricity. Private drainage. Gas fired heating.

Local Authority: Basingstoke and Deane

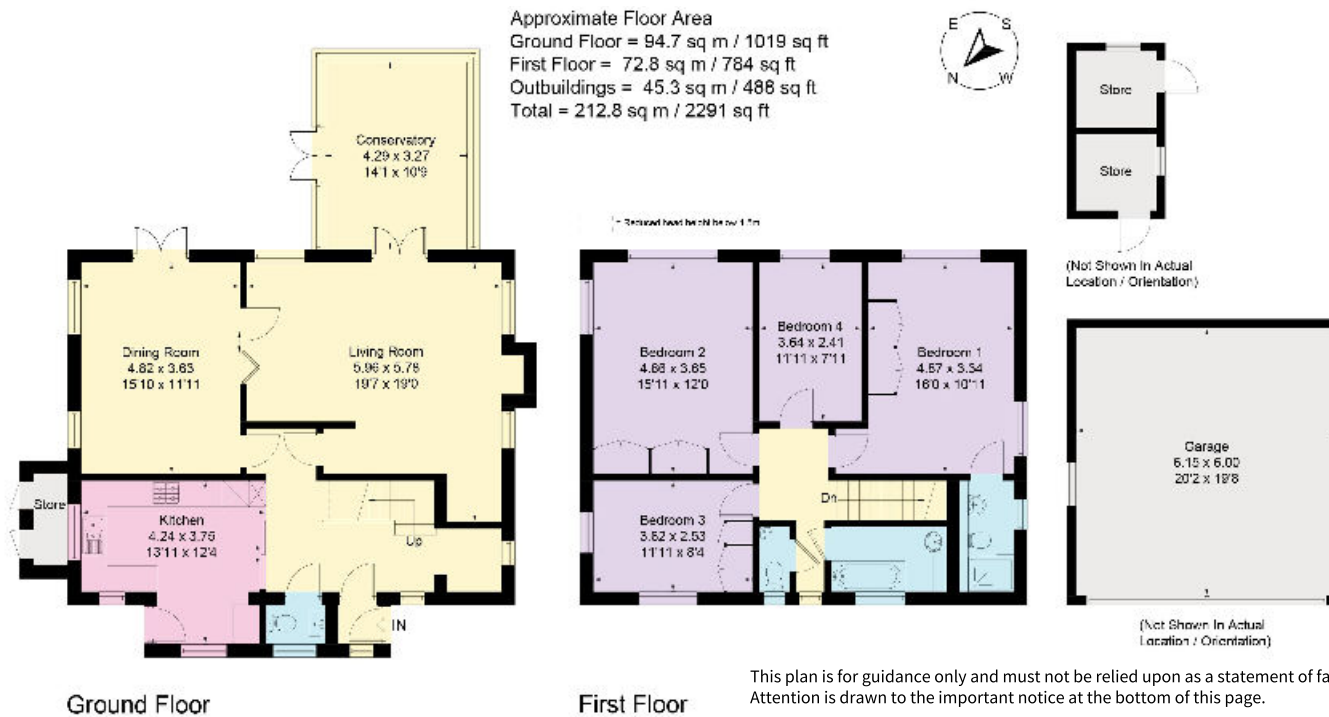
Council tax band: G

Tenure: Freehold

Postcode: GU34



Private location  
with plenty of  
potential.



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