

# Paddock known as Roundabouts

Fronting Wivelrod Road, Wivelrod, Alton, Hampshire, GU34 4AR

Price £190,000

wpr





Paddock known as Roundabouts Fronting  
Wivelrod Road, Wivelrod, Alton,  
Hampshire, GU34 2EQ

Price £190,000 Freehold

- Between Beech & Medstead villages
- Alton town centre 3.4 miles
- Rides in Chawton Park Wood
- A339 within 2.1 miles

A rare opportunity to acquire a finely  
located paddock of 3.62 acres (1.4  
hectares) with a long road frontage yet  
easily accessible to Alton, Basingstoke  
and Winchester.

- Long level paddock
- Road access via galvanized farm gate
- Water trough at northern end
- Natural shelter from westerly boundary
- North Downs countryside
- Chain-free sale

#### DESCRIPTION

The paddock is located atop rolling Hampshire countryside between the villages of Beech, Medstead and Bentworth. From the wide entrance gate at the northern end, there is a long continuous frontage to Wivelrod Road on the hedged easterly side of the paddock where there is another access field gate. Wivelrod Road connects the hamlets of Wivelrod and Thedden with the Beech-Medstead Road. The neighbouring land consists of fields with the nearest properties being Warren Farm House and Alton Abbey. The paddock has two gates with the potential to be subdivided with council permission.





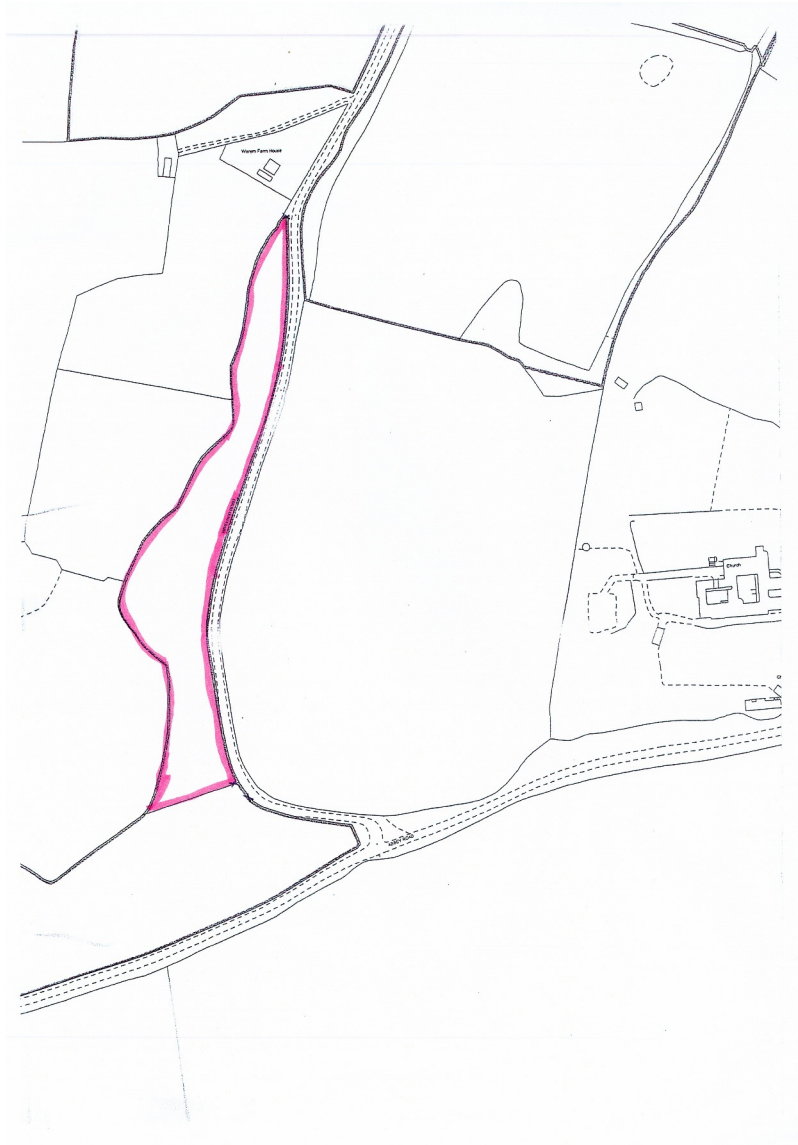
## LOCATION

Wivelrod is a hamlet occupying high ground above Beech, a village to the west of Alton and consists of a scattering of high quality country homes and cottages with footpaths, equestrian establishments and Thedden Grange in the neighbourhood. It lies within the parish of Bentworth, a much revered village, and is one of the highest settlements in Hampshire at over 700 feet above sea level. Immediately to the west is Medstead, a thriving village with local shops, a church, an active social life, village pub and central green. The major towns of Alton, Basingstoke and Winchester are within reach, the foremost having high street shops, stores such as M&S and Waitrose, senior schools, a further education college, sports centre and train station (London Waterloo).

## DIRECTIONS

Leave Alton on the A339 Basingstoke Road. Turn left signposted Beech and Medstead. Proceed for 1.9 miles on Medstead Road. Then turn right signposted 'Wivelrod ¼ mile'. The paddock is the second gate on the left, ie two gates before Warren Farm House.





Not to scale : for identification purposes only

---

Office Locations: Alton • Farnham • Godalming • Grayshott • Haslemere • London

Property details are a general outline and do not constitute any part of an offer or contract. Services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fittings and fixtures are not included unless specifically described. Measurements, distances and areas are approximate and for guidance only. This material is protected by laws of copyright.