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# Paddock to north of Hope Cottage

fronting Wyck Lane, East Worldham, Alton, Hampshire GU34 3AW

Guide Price £295,000





## Paddock to north of Hope Cottage

fronting Wyck Lane, East Worldham, Alton, Hampshire  
GU34 3AW

Guide Price £295,000 Freehold

- In South Downs National Park
- Unspoilt hilltop village
- Church, village hall & inn nearby
- Alton within 2.5 miles (Waterloo line)

**Seldom available and a rare commodity - an opportunity to buy a 2.73 acre (1.1 hectare) paddock commanding a long road frontage and views across the National Park and Wey Valley**

- Adjoining and opposite residential dwellings
- Grass field in a natural state
- Dilapidated field shelter
- Farm gate to Wyck Lane
- Small business park to the west
- Farmland to the north, Hangers Way beyond
- Chain-free sale

### DESCRIPTION

With the advantage of being close to the centre of this charming village, a potential benefit for future development, this strategically important paddock has a hedged frontage with the land gently sloping down to the north westerly corner. Essentially fallow grassland which has been little used over the last decade, the land was originally part of Old House Farm and has been in the same family ownership since about 1987, prior to which it was owned by Winchester College. There is a post and wire fence interspersed with small trees to the northern boundary with some post and rail fencing also to the southern boundary. An angled gate in the south east corner leads on to Wyck Lane where the paddock abuts the garden of a more recently built property, Hope Cottage.





Our clients inform us that there is an underground electric power line at an agricultural depth within the southern and western boundaries whilst there was a previous water connection inside the northern boundary.

### LOCATION

The Paddock enjoys a slightly elevated yet impressive setting near the centre of the delightful village of East Worldham. In keeping with village traditions, East Worldham has St Mary's Church, the Three Horseshoes Inn, a village hall, numerous footpaths, byways and bridleways over the encircling countryside including the 21 mile long Hangers Way, and bus services. Worldham 18 hole golf course is adjacent with Alton's Georgian influenced High Street within only 2.5 miles drive - the railway station a lesser distance with weekday commuter service to London, Waterloo - minimum journey time 69 minutes. This old market town has diverse shops, stores including Waitrose, Sainsbury's, Aldi and M&S, primary, senior and Alton (former Convent) schools, HSDC Alton College and a sports centre. The village lies within the South Downs National Park. Further amenities include village schools, Lord Wandsworth College and gliding at Lasham.

### DIRECTIONS

From Alton, take the B3004 from Alton rail station area out to East Worldham. Then turn 2nd left towards Wyck. The paddock is immediately on the left after Hope Cottage.

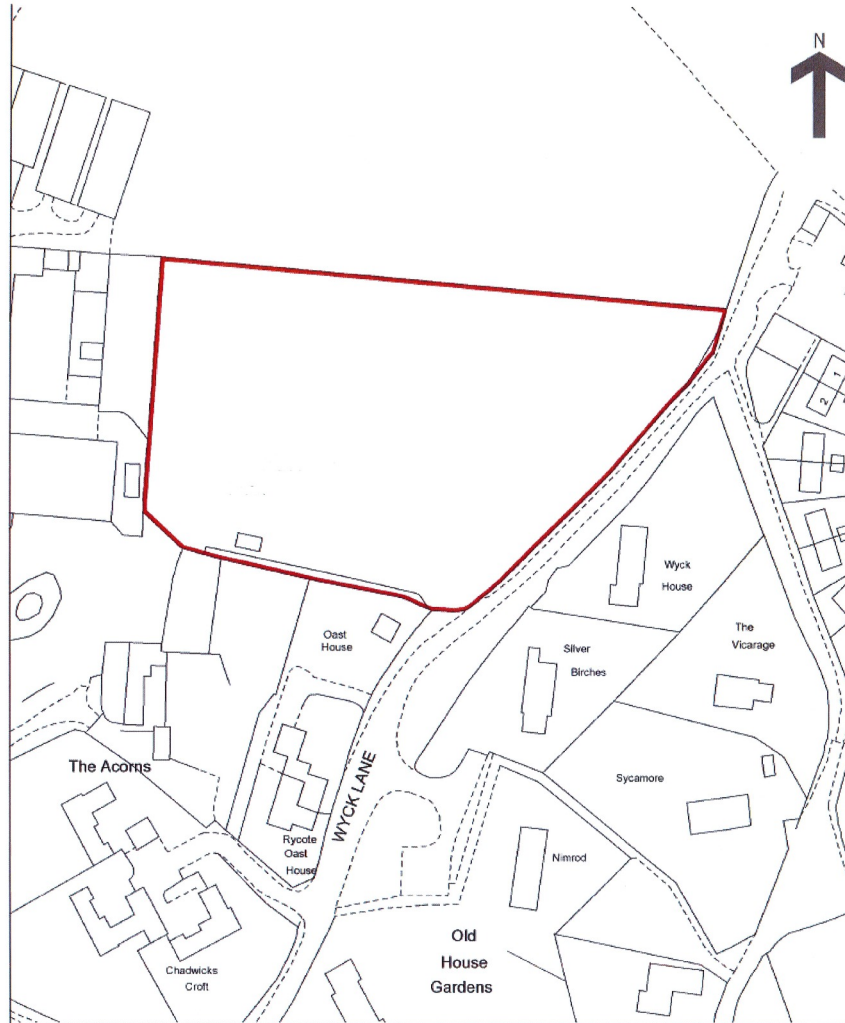
### LOCAL AUTHORITIES

South Downs National Park and East Hampshire District Council.

### NB

Our vendor clients reserve the right to apply as a condition of sale an uplift covenant relating to any beneficial permission for development of the land over a certain period of future years. Further details upon request.





For identification purposes only - not to scale

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