



## Veranda Cottages, Newton Lane, Newton Valence, Alton, Hampshire, GU34

Guide Price: £685,000 Freehold

The property is a characterful three bedroom terrace cottage situated in a pretty semi-rural location, offered with no onward chain.

Three bedrooms, sitting room, kitchen breakfast/dining room, downstairs shower room with WC, family bathroom, outside utility store, front and rear gardens, garage and parking.

EPC Rating: "D" (55).

**Winkworth**

for every step...

[winkworth.co.uk/Petersfield](http://winkworth.co.uk/Petersfield) 01730 267274



## DESCRIPTION

The cottage exudes charm, preserving the distinctive qualities of its original design. Internally, the rooms boast ample natural light through large windows, while the exterior showcases a blend of tiles and rendered surfaces beneath a classic slate roof. Noteworthy features include a sizable open-plan kitchen/dining area, enhanced by dual double doors leading to the rear garden. The kitchen itself is equipped with custom cabinets, pan drawers, a butler sink, breakfast bar, and a cooker/range. Further enhancing the accommodation is a separate sitting room graced with a fireplace and a cozy wood-burning stove, adding warmth and character. Upstairs, three bedrooms offer quaint and comfortable living spaces, complemented by a tastefully appointed bathroom featuring a roll-top bath, pedestal wash-hand basin, and WC. Additionally, a shower/cloakroom on the ground floor adds convenience and functionality. Set in a peaceful village locale, the cottage provides a delightful retreat with scenic views, surrounded by well-maintained gardens that include a practical garden utility store and a paved terrace for outdoor seating making it perfect for summer dining. There is a separate seating area at the bottom of the garden overlooking the farmland and a 'Shepherds Hut' which is available by separate negotiation. Completing the ensemble is a gravel parking area adjoining the village lane providing space for two cars and a separate single garage with parking and storage space above.



The property is in a peaceful and picturesque setting for residents to enjoy and is being offered with no onward chain. An internal viewing is strongly recommended to fully appreciate what this enchanting country cottage can offer. The property had planning permission granted in 2019 (SDNP/19/04511/HOUS) for the reconstruction of the ground and first floor area to provide improved kitchen, dining and bedroom facilities. This has now lapsed but the current owner is looking in to having this application reinstated.

\*Disclaimer: Some external photographs were taken last year\*

## LOCATION

Newton Valence is a pretty village situated approximately eight miles north of Petersfield and five miles south of Alton. The nearby village of Selborne receives visitors from far and wide as it was once where the world famous naturalist Reverend Gilbert White lived and whose former home has been turned into a museum. Selborne has its own pub, shop, primary school and church. Further amenities can be found in Petersfield and Alton, both of which have a direct train link into London Waterloo and an array of shops, clubs and societies. For those seeking convenient access to London, the south coast, and beyond, the A31 at Chawton and the A3 at Liss offer convenient routes. Whether you are looking to commute for work or explore the coastal scenery, this location offers easy connectivity and access to a variety of destinations. Being in The South Downs National Park, the surrounding countryside is known for its unspoilt landscape and outdoor pursuits. Schools in the area include Bedales, Churcher's College, The Petersfield School, Bohunt, Eggar's and Alton Sixth Form College

## LOCAL AUTHORITY

East Hampshire District Council. Band E.

## SERVICES

Oil-fired central heating (oil-tank recently replace), shared private drainage (cesspit replaced in 2023), mains electricity and water.

## DIRECTIONS

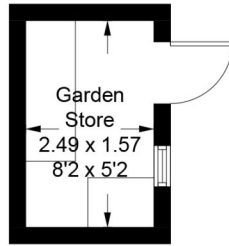
From Petersfield, proceed north along the A3 and on reaching the Ham Barn Roundabout, take the first exit along the B3006 towards Alton. After approximately 3 miles, before you enter the village of Selborne turn left signposted to Newton Valence. Towards the top of the hill turn right again signposted to the village. On entering Newton Valence continue through and the property will be seen on your right just before the village hall on Newton Lane.

Ref: HW/240099/2

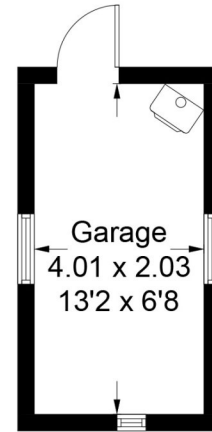


# Newton Lane, GU34

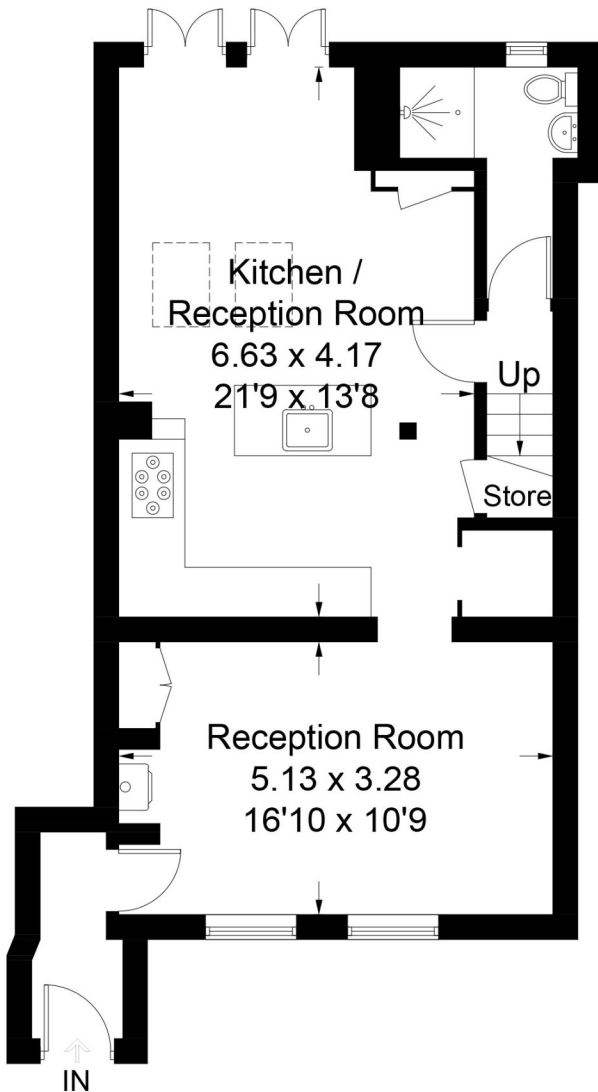
Approximate Gross Internal Area = 93.6 sq m / 1007 sq ft  
 Outbuildings = 12.1 sq m / 130 sq ft  
 Total = 105.7 sq m / 1137 sq ft



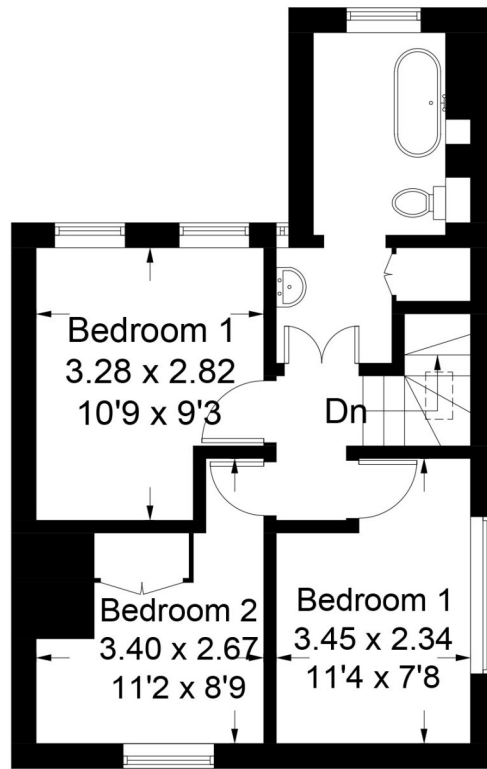
(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



**Ground Floor**



**First Floor**

PRODUCED FOR WINKWORTH ESTATE AGENTS.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. Created by Emzo Marketing 2024.

Under the Consumer Protection from Unfair Trading Regulations 2008 (CPR), these Particulars are a guide and act as information only. All details are given in good faith and are believed to be correct at time of printing. Winkworth give no representation as to their accuracy and potential purchasers or tenants must satisfy themselves by inspection or otherwise as to their correctness. No employee of Winkworth has authority to make or give any representation or warranty in relation to this property.