



High Street, Selborne, Alton, GU34

Guide Price: £600,000 Freehold

In the centre of the village, a modern attached family home with a double garage, parking and garden.

Master bedroom with en suite shower room, 3 further bedrooms, family bathroom, study, sitting room, dining room, kitchen/breakfast room, downstairs cloakroom with WC, utility, double garage, parking and garden.

EPC Rating: "D" (67).

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DESCRIPTION

The property is an attached family home believed to date from 1993 with brick elevations under a slate roof and accommodation over three floors. The floorplan denotes the layout which is flexible and deceptively spacious. Of particular note is the double aspect sitting room with double doors leading to the rear garden. There is a separate dining room to the kitchen and a downstairs cloakroom with WC and utility room. From the hall, stairs rise to the first floor landing, off which are three bedrooms, a study (or fifth bedroom) and a family bathroom. Another set of stairs lead up to the master bedroom which is lovely and bright and has its own en suite shower room. All of the bedrooms have built in wardrobes or storage. Outside, the house is approached by a pedestrian path leading to the front door flanked by areas of lawn. The main garden is to the rear, is well stocked and fully enclosed and can be accessed either through the house, garage or by a side gate. Adjoining the back of the house is a paved terrace, an ideal spot for outside entertaining. A couple of steps lead up to an area of lawn and there's a path that leads to the garage with parking in front of. An internal viewing is strongly recommended.



LOCATION

Selborne is a pretty village situated approximately eight miles north of Petersfield and five miles south of Alton. The village 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. 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.

Ref: AB/210143/2.

LOCAL AUTHORITY

East Hampshire District Council, Petersfield

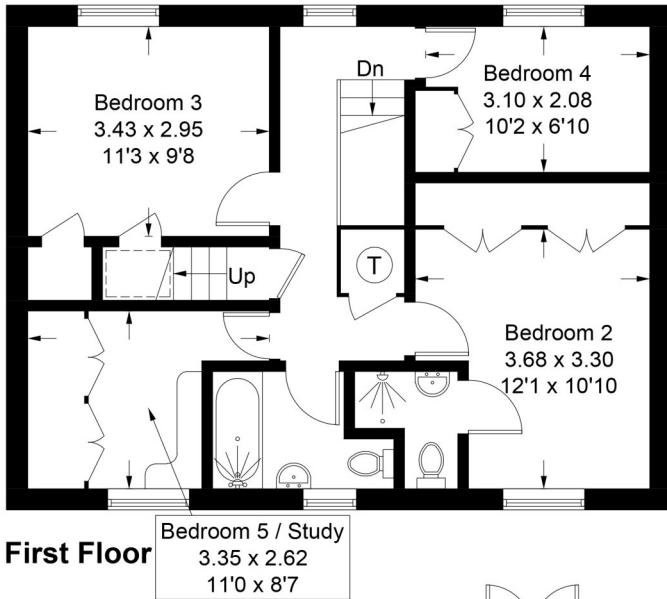
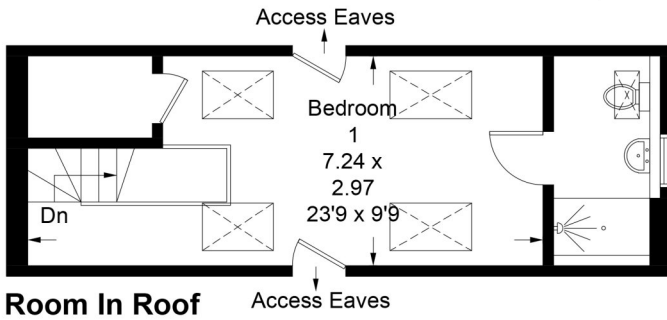
DIRECTIONS

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, enter the village of Selborne. Continue along the High Street and the property is on your right shortly before Maltby's, a small development on the right. Whilst there is parking and a garage at the property, for any prospective viewer, it is advisable to park within Maltby's and walk around to the front door.

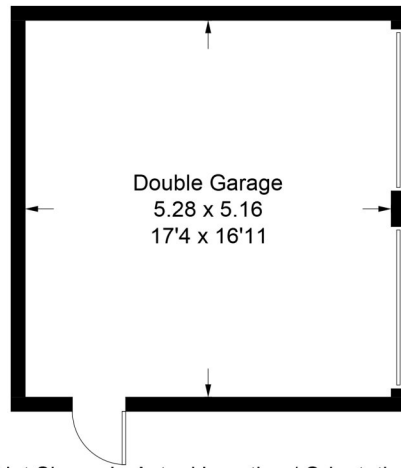
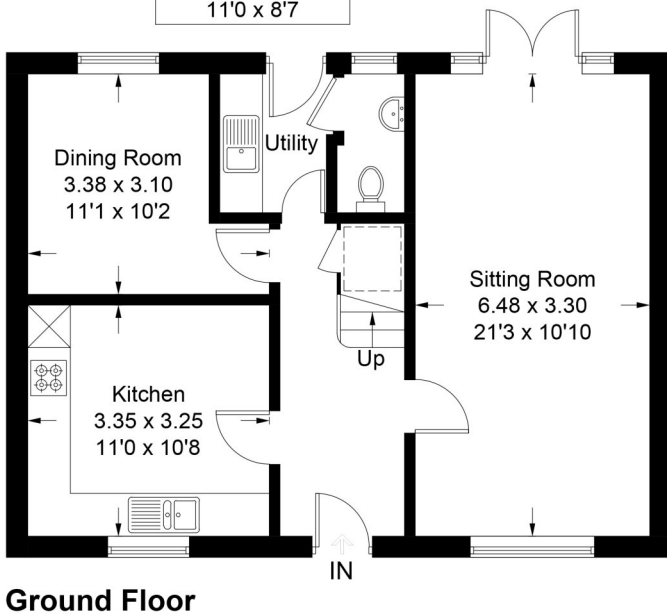


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Approximate Gross Internal Area = 140.5 sq m / 1512 sq ft
 Garage = 27.3 sq m / 294 sq ft
 Total = 167.8 sq m / 1806 sq ft



= Reduced headroom below 1.5m / 5'0



(Not Shown In Actual Location / Orientation)

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 2021.

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