



Newton Lane, Newton Valence, Hampshire, GU34

Guide Price: £700,000 Freehold

In the pretty village of Newton Valence, a detached period cottage with planning consent to extend and an outbuilding offering huge potential.

Two Bedrooms, Family Bathroom, Separate WC, Sitting Room, Dining Room, Kitchen, Store/Utility Room, Outbuilding with huge potential, Gardens and Parking.

EPC Rating "E" (71)

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DESCRIPTION

A pretty two bedroom detached cottage situated in the heart of this sought after village. The property dates from the 1950's and has accommodation over two floors and now benefits from having planning consent for a sizeable two storey extension (SDNP/19/05324/HOUS). The property sits in a delightful plot of approximately 0.25 acre. There is an outbuilding currently comprising 3 stables and this offers huge potential (subject to planning) to create an Airbnb, home office or gym etc. With no forward chain, this is a wonderful opportunity for someone to create a unique home.



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. 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: MD/230145/1

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 the right.



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