



Wakes Cottages, High Street
Selborne, Alton, GU34



Beyond your expectations

A beautiful cottage standing in the heart of the village.

Hamptons International

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Sitting Room | Kitchen | Mezzanine Dining Room | 3 Bedrooms | Bathroom | Garden | Workshop | Home Office | Parking | Mains Drainage

Guide Price £500,000 Freehold

Description

A detached thatched cottage of great character standing close to the heart of the thriving village of Selborne. The cottage is Listed Grade II and has been carefully restored and maintained by the existing owners whilst retaining all of its inherent character with a longstraw thatched roof, exposed beams and open fireplaces. The overall accommodation provides ample space for a growing family and is spread over several different levels reflecting the history and evolution of the cottage. The delightful double aspect sitting room has a beautiful inglenook fireplace with a wood burning stove currently serving the central heating system. All main services are connected including a gas supply point (if required). The farmhouse kitchen / breakfast room has a galleried mezzanine level above providing a further dining and study area. The internal accommodation is completed with three bedrooms and a ground floor family bathroom. Of note, the cottage has a delightful garden extending to about 100ft / 30.4m with a series of useful outbuildings including a home office ideal for home working and a parking area with space for three vehicles. This is genuinely a cottage of important local interest in the heart of one of Hampshire's finest villages.

Outside

The landscaped garden is a particular feature of the cottage and provides a wonderful setting with a predominantly south - west aspect to the rear with areas of lawn, well stocked flower and shrub borders and fruit trees over several levels. An area of stone paving adjoins

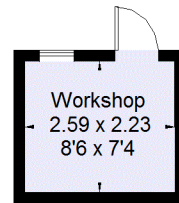
the rear of the cottage and provides an ideal outside seating area. Of note, within the garden there is a garden store, workshop and home office with heating, lighting and an internet connection. A pair of gates to the rear provides access to the private parking area (space for three vehicles) and vegetable garden.

Location

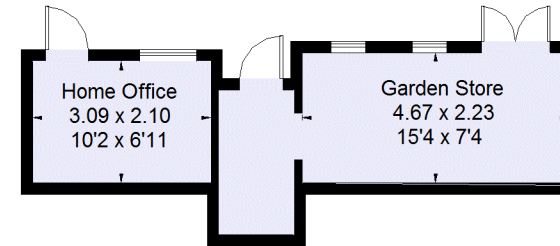
The active and thriving village of Selborne stands amidst fine Hampshire countryside with a public house, shops, post office, church and primary school. The village is also renowned for its association with Gilbert White, the 18th Century naturalist and is surrounded by scenery of outstanding natural beauty lying at the foot of a beech covered hanger within the South Downs National Park. The larger centres of Liss, Alton and Petersfield collectively provide a range of facilities as well as mainline railway stations to London Waterloo. Also, the A3 can be accessed at Liss providing a route to London and the south coast. The surrounding countryside provides ample opportunity for many country pursuits.



Approximate Gross Internal Area = 102.8 sq m / 1106 sq ft
(Excluding Void)
Outbuilding = 26.5 sq m / 285 sq ft
Total = 129.3 sq m / 1392 sq ft

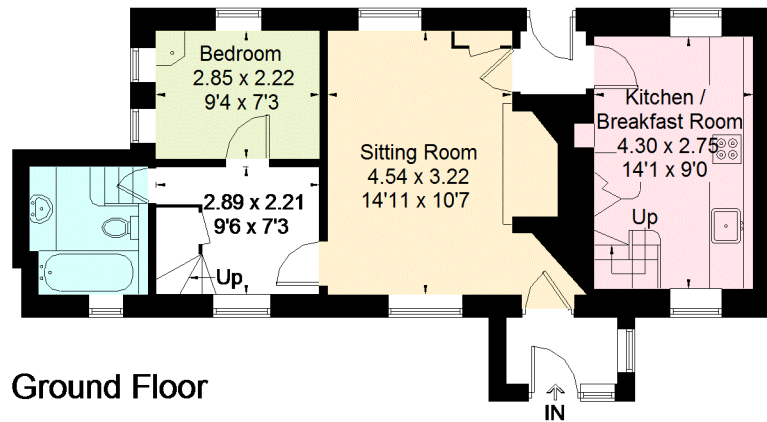


(Not Shown In Actual
Location / Orientation)

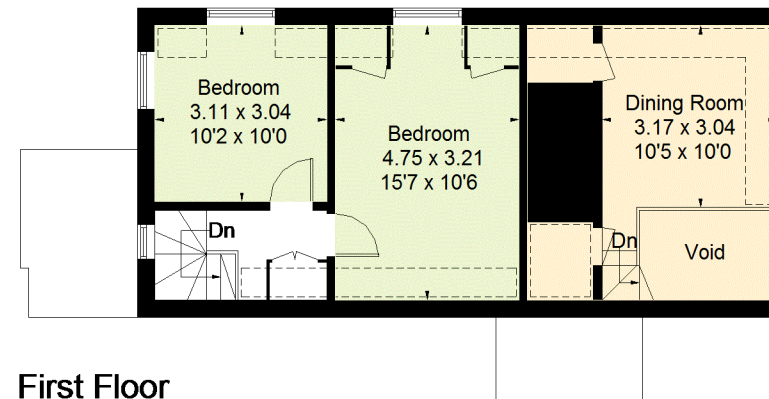


(Not Shown In Actual Location / Orientation)

 = Reduced headroom below 1.5m / 5'0



Ground Floor



First Floor

Illustration for identification purposes only. Not to scale
Ref: 153865

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

