





# Selborne, Hampshire

Nestled just outside Selborne village, this 1930s detached property occupies approximately 0.25 acres of land, boasting a spacious frontage that overlooks fields on the outskirts of the village, creating a desirable setting in a sought-after location.

While diligently maintained by its current owners, there exists potential for expansion and enhancement, subject to obtaining the necessary planning permissions.

The ground floor welcomes you with a generously proportioned entrance hallway. To the right, a dual-aspect living room awaits, featuring a bay window at the front and patio doors leading to the garden. On the opposite side of the entrance, you'll find a dining room, characterized by a chimney breast offering potential for an open fire. Adjacent to the dining room is a fully equipped kitchen/breakfast room, complemented by a utility area, and a downstairs bathroom complete with a separate shower.

Ascending to the upper level, three double bedrooms provide ample accommodation space.

Outside, the private gardens are enveloped by bushes, predominantly laid to lawn, offering a tranquil retreat. A sizable gravel driveway, accompanied by gated access, offers ample parking space, with the convenience of a single garage situated to the left side of the property.

Freehold

- 1930'S Detached
- Three Double Bedrooms
- Two Large Reception Rooms
- Fronting Onto Views
- 0.25 Acres
- Period Cottage
- Utility Room
- Potential for extension (stpp)



# Floorplan

## Ajax Honey Lane, Selborne, GU34

Approximate Area = 1374 sq ft / 127.6 sq m (includes garage)

Limited Use Area(s) = 16 sq ft / 1.4 sq m

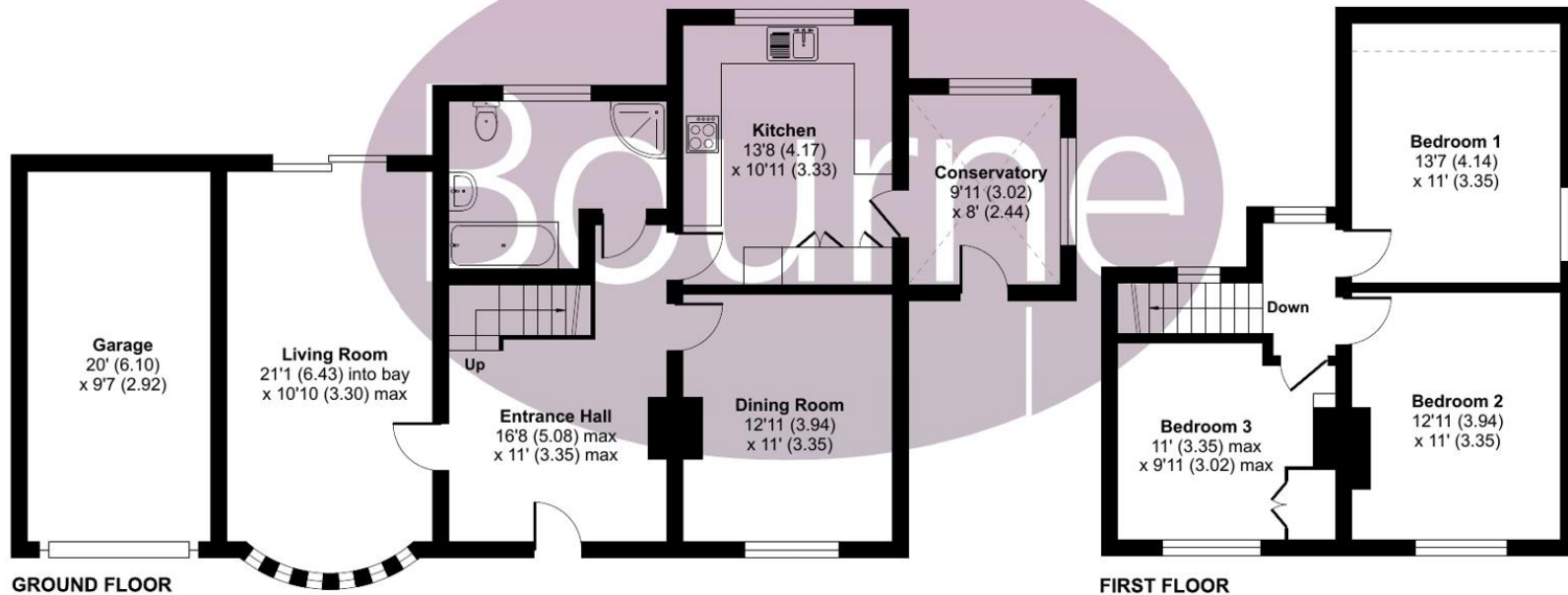
Outbuilding = 189 sq ft / 17.5 sq m

Total = 1579 sq ft / 146.5 sq m

For identification only - Not to scale



Denotes restricted  
head height

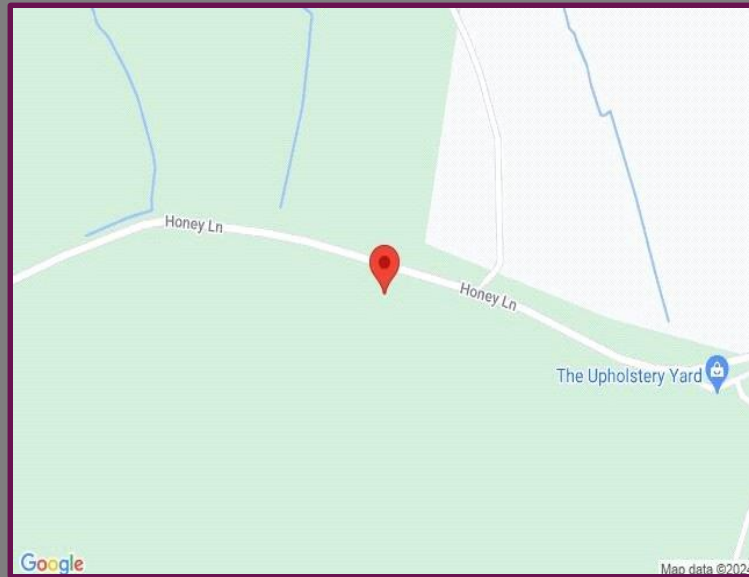


Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nīchecom 2024. Produced for Bourne Estate Agents. REF: 1091405

# Location

This property is ideally situated on Honey Lane and adjacent to rolling countryside in one of Hampshire's most unspoilt and characterful villages with stunning views towards The Hangers. Selborne has a strong community with a public house - 'The Selborne Arms', St Mary's Church, village hall and Selborne C of E Primary School. The village is set amidst fine Hampshire countryside between the villages of Hawkley and Farringdon within the South Downs National Park. Renowned for its association with Gilbert White, the 18th Century naturalist, the village is home to Gilbert White's House and Museum and is surrounded by scenery of outstanding natural beauty lying at the foot of a beech covered hanger. White's Café forms part of the Museum and is a popular village meeting place. The larger centres of Liss and Alton collectively provide a range of facilities as well as mainline railway stations to London Waterloo. In addition, the A3 can be accessed at Liss providing a route to London and the south coast.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	24	71
England, Scotland & Wales		
EU Directive 2002/91/EC		

We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract.  
If you require clarification of any points then please contact us especially if you are travelling some distance to view.  
Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.