



# Selborne, Hampshire

Enter via a side door into the hall and positioned to the front is the living/dining room which measures an impressive 22' and has an open fireplace, shelving for books and two front aspect windows. Positioned to the rear of the dining area is the kitchen which has a range of wall and base units, built in oven with a four ring gas hob over, sink and drainer unit, space and plumbing for a dishwasher and washing machine, rear aspect window and a rear aspect door providing access onto the garden. Off the kitchen and completing the ground floor is the utility which provides space for a fridge/freezer, additional storage space and can also be accessed from the hall. In our opinion based on other homes in the road, we believe there is a strong possibility subject to planning of creating a full width rear extension to create a kitchen/dining/family room.

Upstairs there are three bedrooms, the master bedroom is positioned to the front of the landing and has two built in cupboards, a front aspect window and is double in size. The second bedroom which is also double in size has a front aspect window and completing the bedrooms is the third bedroom which is a well-proportioned single bedroom which enjoys views over the rear garden. The family bathroom has an enclosed bath unit with a wall mounted shower over, shower screen, WC, wash hand basin, airing cupboard and a side aspect obscure window.

To the rear there is a larger than average garden, mature in style with well-stocked borders. The garden is predominantly laid to lawn and is open to the rear with views over neighbouring fields. Alongside the rear garden there is parking which is accessed via a driveway between the two properties. To the front there is a further area of lawn and hedgerow providing privacy from the cul-de-sac.

- Three Bedroom Home
- Bathroom
- Well-proportioned Garden
- Off Road Parking
- 22' Living/Dining Room
- Sought After Location
- Cul-de-sac Position
- Vast Potential To Extend (STPP)
- No Onward Chain



# Floorplan



GROUND FLOOR  
APPROX. FLOOR  
AREA 446 SQ.FT.  
(41.4 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 457 SQ.FT.  
(42.5 SQ.M.)

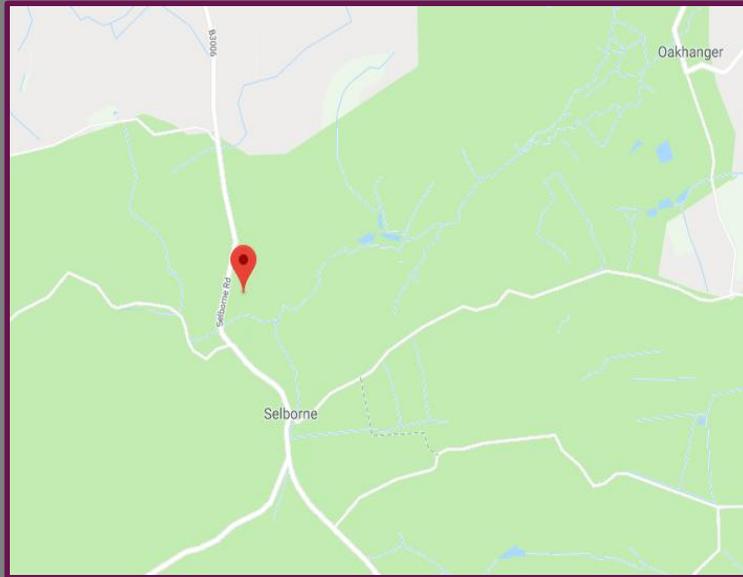
FOR ILLUSTRATIVE PURPOSES ONLY  
TOTAL APPROX. FLOOR AREA 903 SQ.FT. (83.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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# Location

This property can be found in Goslings Croft, a popular residential cul-de-sac within walking distance of the village centre. Within Selborne there is a primary school with secondary schools located in Alton. Alton also provides a mainline train station and town centre with a variety of shops and restaurants.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86   B
69-80	C	70   c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.



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