



Alton, Hampshire

Rarely available in the sought-after village of Selborne, this individual attached home offers a blend of spacious living and modern convenience. Upon entering the ground floor, you are greeted by a generously proportioned entrance hall leading to a study on the left and an open-plan kitchen breakfast room to the rear, complete with a central island and access to a utility room. The kitchen also features bifold doors opening onto the rear garden, creating a seamless indoor-outdoor flow. To the right, you'll find a cozy living room and a door leading to a playroom, from the living room you have additional access points to the rear garden. Rounding off the ground floor is a convenient downstairs cloakroom.

Moving upstairs, a spacious landing grants access to all four bedrooms and the family bathroom. Two of the bedrooms boast en-suite shower rooms, adding a touch of luxury to everyday living.

Outside, predominantly laid to lawn with a small patio area ideal for outdoor dining. At the front of the property, a spacious shingle driveway welcomes you, providing ample off-road parking. Additionally, there is a detached car barn with an adjoining office space equipped with power and light, offering the perfect setup for those who work from home or require additional storage space.

Don't miss the opportunity to make this exceptional property your own and enjoy the idyllic lifestyle offered by village living in Selborne.

Freehold

- Four Bedrooms
- Three Bathrooms
- Detached Office Space
- Village Location
- Study
- Kitchen/Breakfast Room
- Utility Room
- Playroom
- Rear Garden
- Spacious Entrance Hall



Floorplan

Selborne Road, Selborne, Alton, GU34

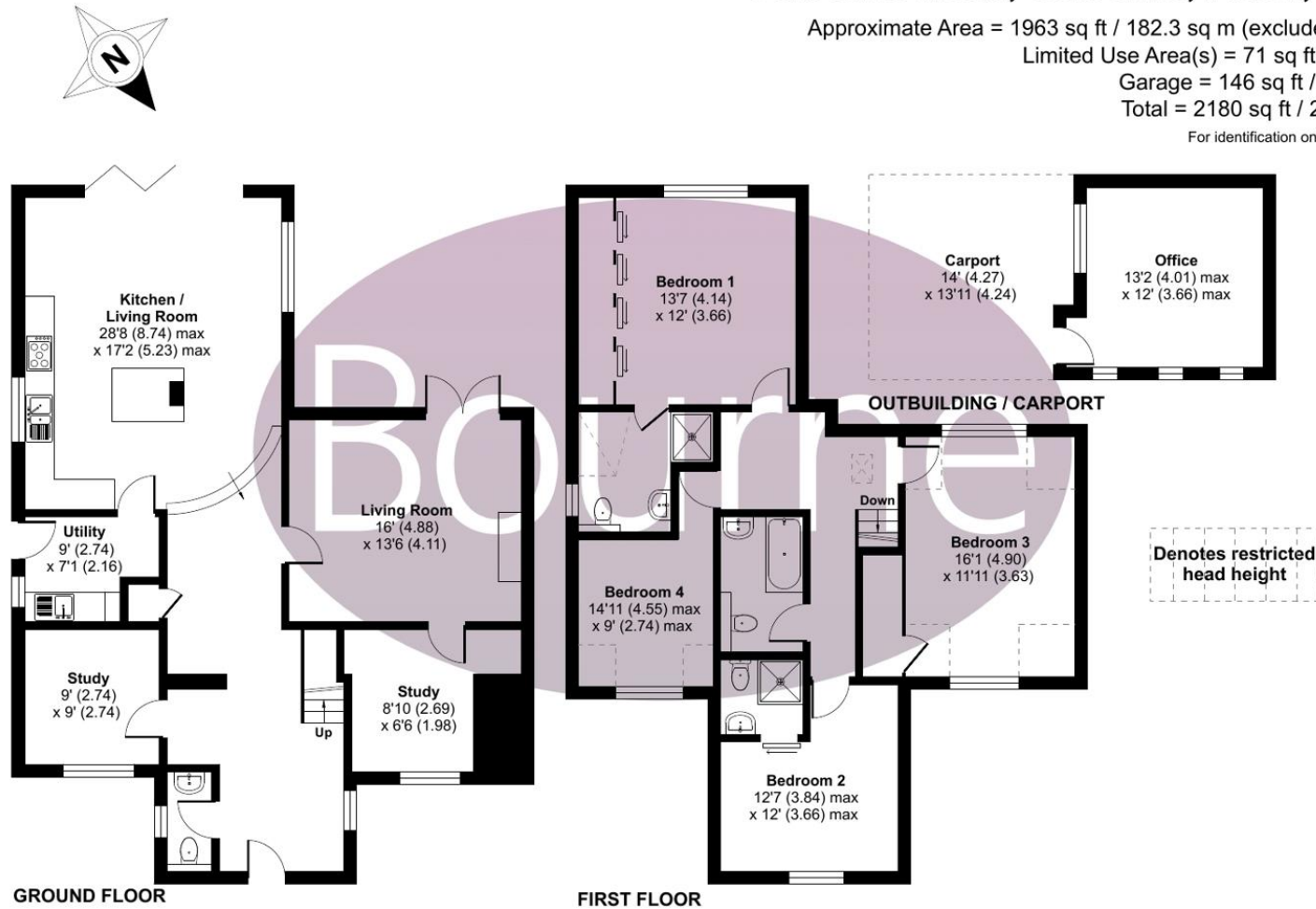
Approximate Area = 1963 sq ft / 182.3 sq m (excludes carport)

Limited Use Area(s) = 71 sq ft / 6.5 sq m

Garage = 146 sq ft / 13.5 sq m

Total = 2180 sq ft / 202.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2024. Produced for Bourne Estate Agents. REF: 1105391

Location

This fantastic property can be found in a quiet residential cul-de-sac location in Selborne. From Alton proceed along the Selborne Road, on approaching the Village take the first left turning into Goslings Croft, then turn right approximately 50 yards into the cul-de-sac, the property can be found at the bottom using the left hand driveway. The village of Selborne offers a convenience store, public house and school, there is also convenient access to both the A31 and A3.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.



A refreshing choice...

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