Charters
ALTON

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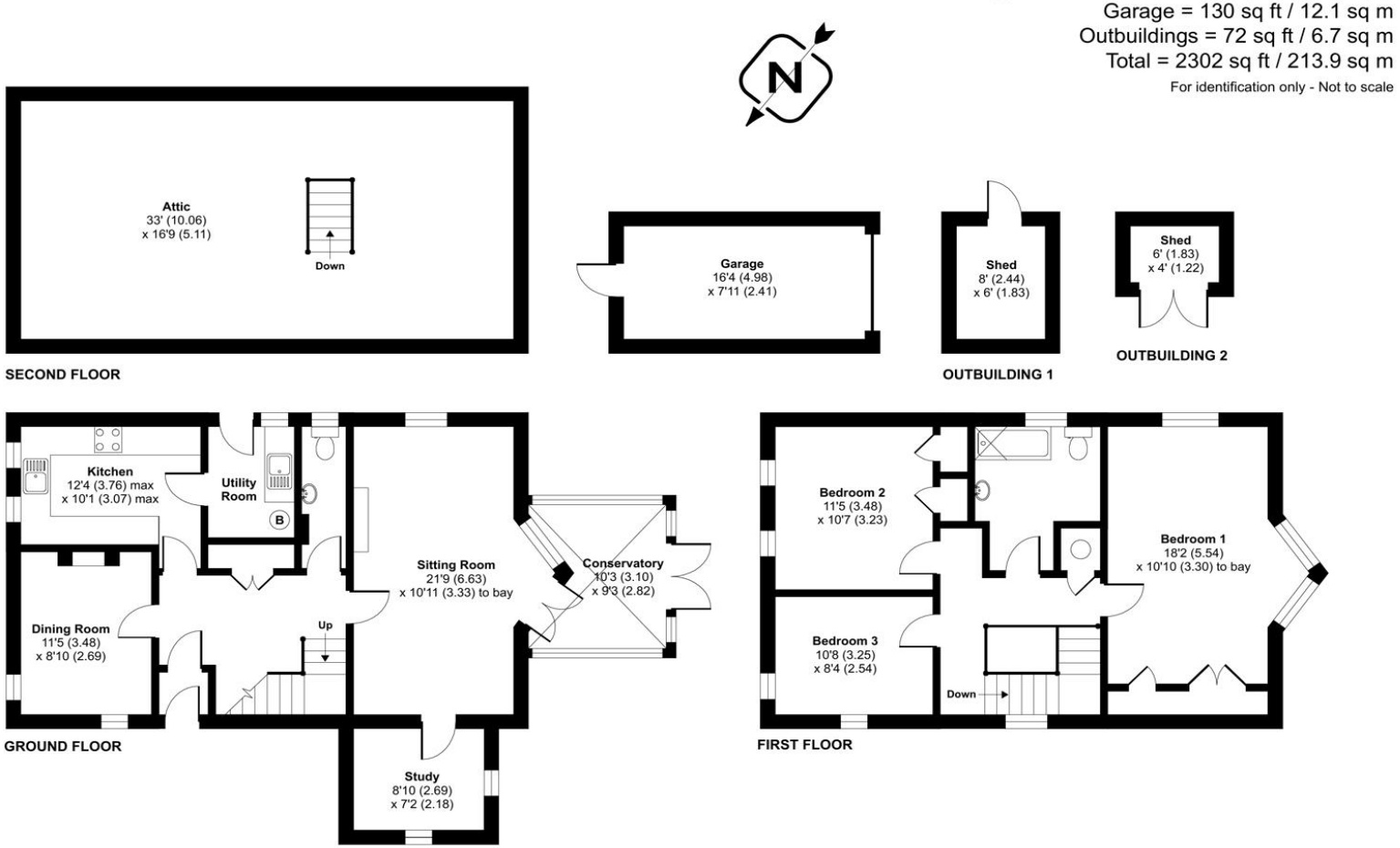
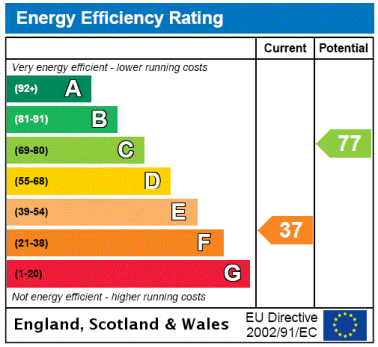
High Street, Selborne, Alton, Hampshire, GU34 3LG

ACCOMMODATION

Gravitate towards the perfect life with this beautifully converted, three-bedroom, detached 1860's chapel. This exquisite, bespoke home is ideally situated within the heart of Selborne and offers stunning views over paddocks and the Selborne hanger beyond. With country walks straight from your own front door, the local village gastro style pub, cafe, Gilbert White museum and the local school are just a few attractions of this sought-after village location, nestled within the South Downs National Park. This stunning property is definitely a rare treat to market and is truly beyond compare. It comes to market offering a spacious reception lobby, guests cloakroom, part integrated kitchen, separate utility, a generous 20ft sitting room with fireplace and French doors leading to the conservatory with access in to the garden. There is also a study/bedroom four and a spacious dining room/second reception room. The galleried staircase leads up to the first floor where you will find the family bathroom and the three double bedrooms with the principal suite and bedroom two offering an array of integrated storage and access to the large attic room. Externally, The Chapel offers driveway parking for three vehicles, a single garage and a beautifully planted private rear garden with mature trees, herbaceous borders, perennials and a large lawn area with a private terrace, ideal for al fresco socialising in the summer months. Home is definitely where the heart is with this magnificent, bespoke property, offering a slice of history within a sensational village. Early viewing is highly recommended.

Approximate Area = 2100 sq ft / 195.1 sq m
Garage = 130 sq ft / 12.1 sq m
Outbuildings = 72 sq ft / 6.7 sq m
Total = 2302 sq ft / 213.9 sq m
For identification only - Not to scale





Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2023.
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SITUATION

The property occupies a secluded and rural position on the edge of the sought-after village of Selborne which is nestled in the quintessential English countryside and is perfectly placed for all lovers of the great outdoors. The village is steeped in history that delights with much character and diverse architecture. Renowned for its links with the naturalist Gilbert White who was a pioneer of birdwatching. The splendid village centre provides everyday amenities with a range of High Street retailers with a Grade I listed church, primary school and on public house. Outdoor pursuits and leisure facilities include breathtaking walks via a network of footpaths over the varied landscapes. Road and rail links are provided by the M3 motorway and Alton train station with a regular service to London Waterloo.

SPECIFICATION

- 1860's Chapel conversion
- Sought after village location
- Three reception rooms
- Conservatory
- Part integrated kitchen
- Separate utility
- Three bedrooms
- Family bathroom
- Driveway parking and garage
- Beautifully presented private garden

LOCAL AUTHORITY

East Hampshire District Council
Council Tax Band: F

GUIDE PRICE

Guide Price £649,995

TENURE

Freehold

Disclaimer Property Details: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms' employment has the authority to make or give any representation or warranty in respect of the property.

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