



2 Kitcombe Cottages, Gosport Road, Newton Valance, Alton, GU34 3NF







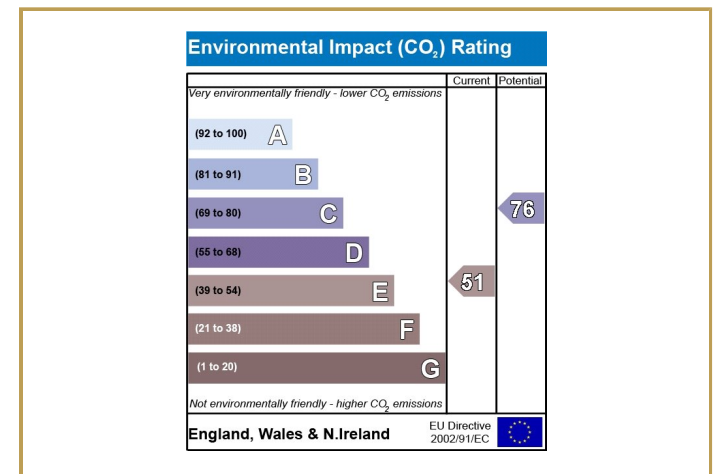
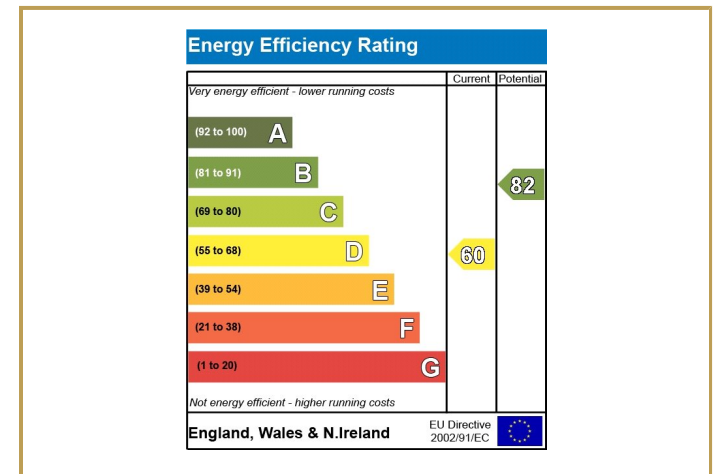
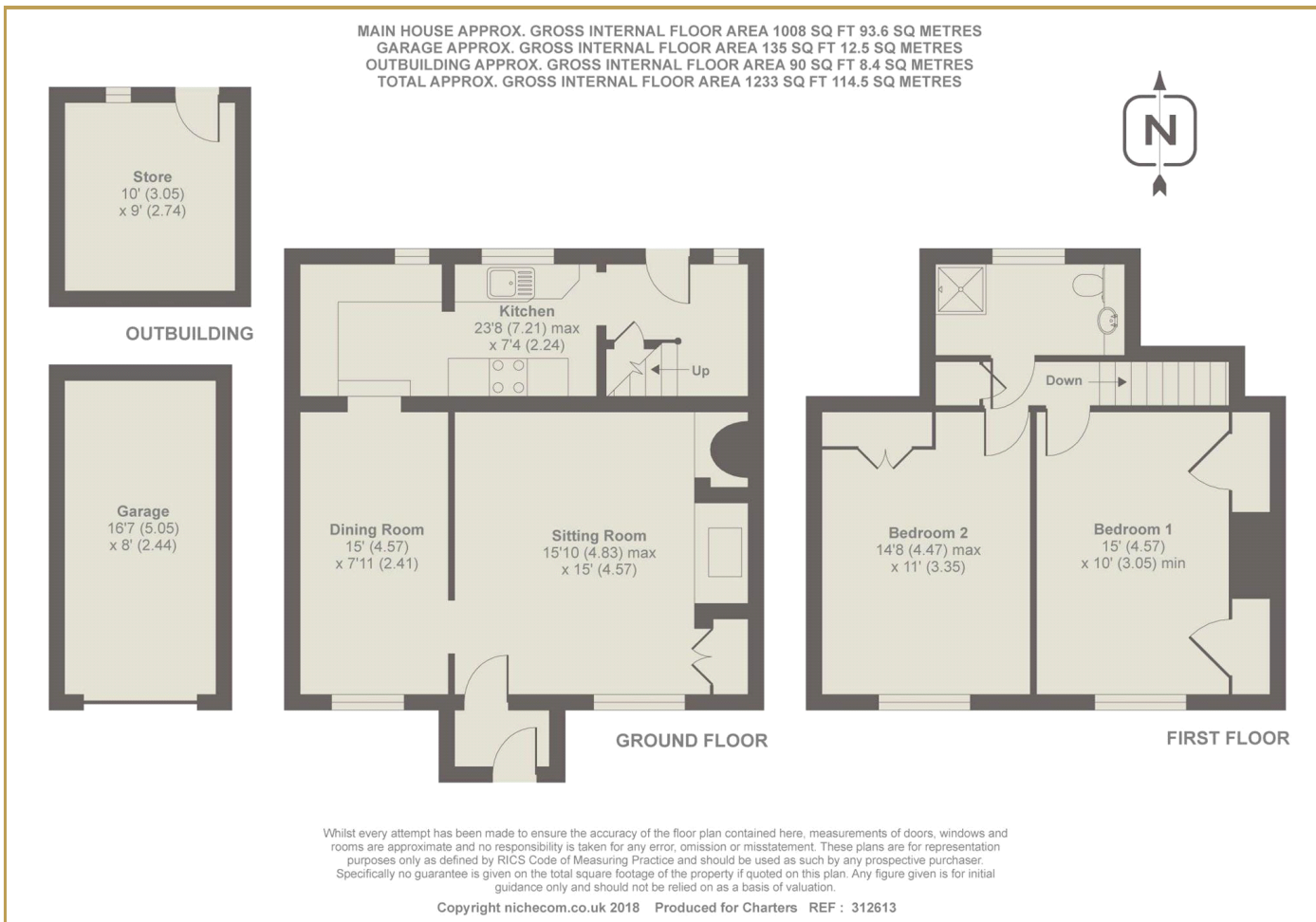
Delightful period mid terrace cottage full of character particularly the beamed sitting room with a lovely fireplace. The property has been updated and is well presented with good sized rooms. Standing in a large garden to the front with a detached garage and to the rear a courtyard area with a brick store. The cottage is located in a beautiful country location between the villages of Farrington and Newton Valance.

## Specification

- Two double bedrooms
- First floor shower room
- Two reception rooms
- 23' Kitchen
- Garage
- Large garden







## Situation

The rural village of Newton Valence is about 4.5 miles south of Alton on the A32. Neighbouring villages include East Tisted and Selborne. The village has a church and duck pond with local shops in Selborne, Four Marks and a farm shop in East Tisted. There are good road and rail communications, Alton has a mainline station to London Waterloo and the A31 provides easy access to Winchester, Guildford and London as well as rapid links to the M3, A3 and M25

## Local Authority and school catchments

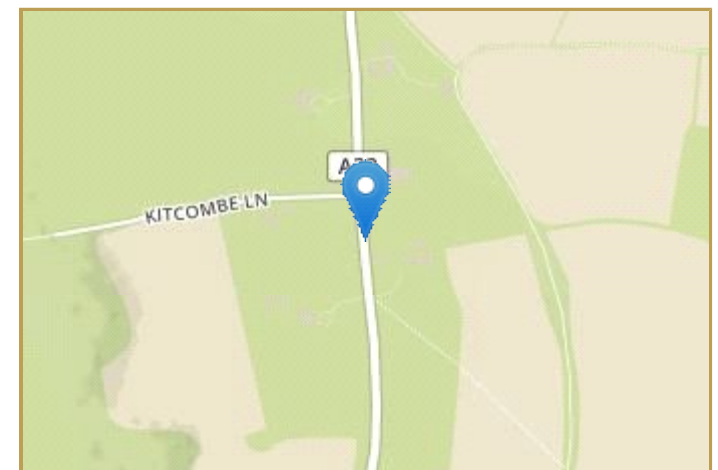
East Hampshire District Council, Selborne CE Primary School, Eggar's and Amery Hill Schools

## Guide Price

Offers in Excess of £300,000

## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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