



Kates Cottage  
High Street, Selborne, Alton, Hampshire

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# Kates Cottage

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

An attractive detached family home with mature a private garden in the heart of a scenic village

Alton Station 5.4 miles (London Waterloo 66 mins), Farnham 12.8 miles, M3 (J6) 16.9 miles, Guildford 25.2 miles, London Heathrow Airport 41.2 miles, Central London 56.1 miles

Entrance hall | Sitting room | Music room  
Dining room | Kitchen | Utility | Cloakroom  
Principal bedroom with en suite shower room  
3 Further bedrooms | Family bathroom | Garden  
Summer house | Double garage | EPC rating D

### The property

Kates Cottage is a versatile detached brick-built family property offering over 2,100 sq. ft. of flexible accommodation arranged over two spacious floors. It is ideally located within a highly desirable Hampshire village provides an excellent opportunity for cosmetic updating and value-adding.

The welcoming entrance hall with stairs to the first floor and a cloakroom opens via double doors onto a multi-aspect front-facing reception room with a bay window, cornice, dado railing and a door to the garden. Adjacent is a peaceful formal dining room with double doors flowing naturally into an open plan living space with a bay window, corner fireplace and a sliding door to the rear terrace.

The spacious kitchen also flows via double doors to the garden and benefits from a range of painted wooden wall and base cabinetry and work surfaces, with various fitted appliances and a useful utility room.

On the first floor is a family bathroom with a separate bathtub and walk-in shower and four well-proportioned bedrooms with an array of built-in wardrobe solutions. The larger principal suite enjoys a dedicated dressing area and a deluxe en suite shower room with his and hers sinks.

### Outside

A private block paved driveway and forecourt gives access to the property, along with a covered carport leading to the detached brick-built double garages. A neat formal front lawn and several curved and colourful shrubs and herbaceous borders adorn the front of the home, whilst the enclosed rear garden features a paved terrace ideal for al fresco dining, followed by a raised curved lawn surrounded by established trees and shrubbery and a tucked-away summer house.

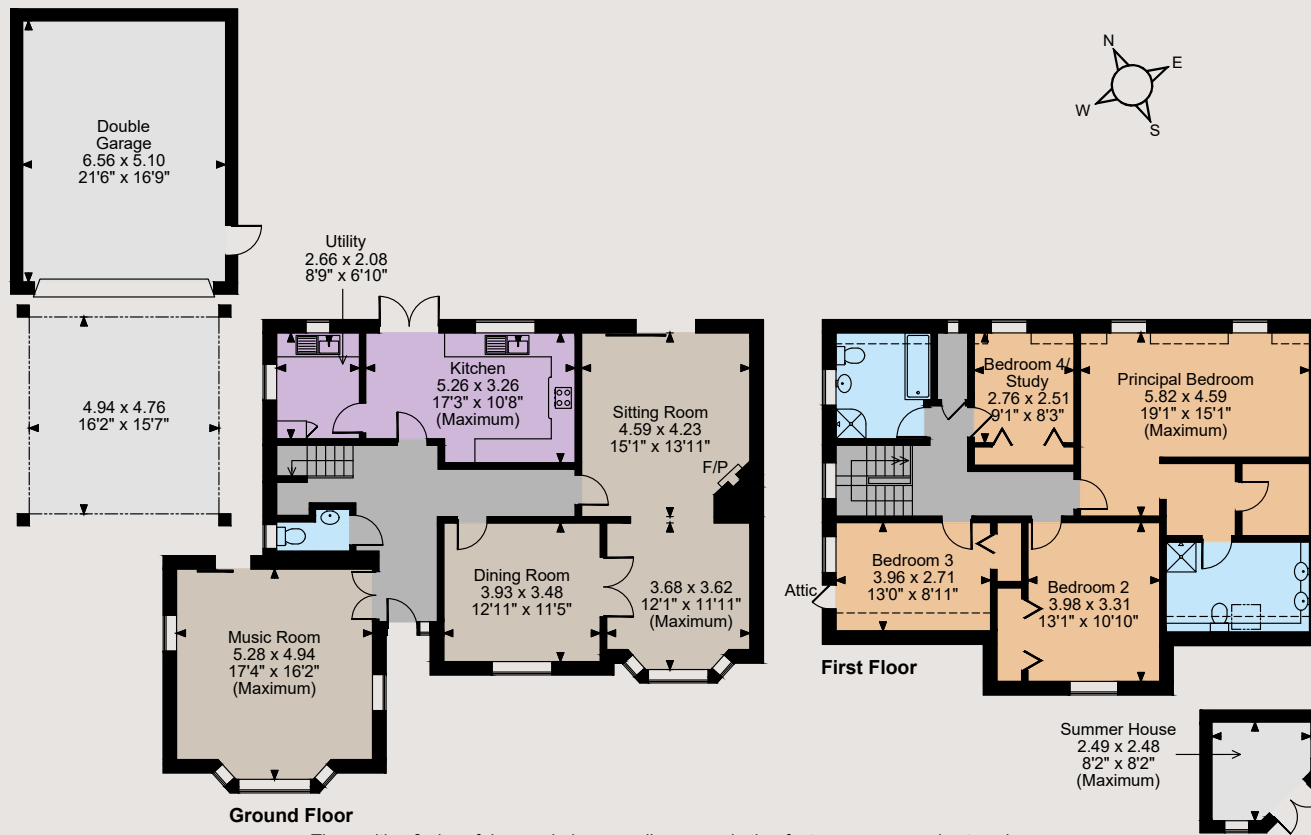
### Location

The picturesque Hampshire village of Selborne offers a wealth of outdoor pursuits, a popular public house and the well-known White Café, along with a primary school and village hall. Various additional facilities including a mainline station are available at nearby Liss and Alton, with the Georgian town of Farnham offering an excellent choice of eateries, extensive high-street and independent and recreational facilities. The A331/M3 and A31/A3 link to London and the south coast, Both Gatwick and Heathrow are easily accessible.





Floorplans  
 House internal area 2,181 sq ft (203 sq m)  
 Double Garage internal area 360 sq ft (33 sq m)  
 Summer House internal area 58 sq ft (5 sq m)  
 Total internal area 2,599 sq ft (241 sq m)  
 For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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### Directions

From Farnham follow the A31 heading south west for 8.9 miles before taking the exit towards Alton. Turn left onto Selborne Road and proceed along the B3006 for 3.6 miles, and the property will be on the left.

### General

**Local Authority:** East Hampshire District Council

**Services:** All main services

**Council Tax:** Band G

**Fixtures and Fittings:** By separate negotiation

**Tenure:** Freehold

**Guide Price:** £950,000

### Farnham

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