



## Modern village house with south facing garden & views

Police House, Alton Road, Selborne, Hampshire GU34 3HY

Freehold

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Sitting/dining room • Kitchen • Utility & cloakroom/  
shower room • Study • 3 Bedrooms • Family bathroom  
• Double garage • Surrounding & south facing garden

#### Local information

Selborne is a picturesque sought after Hampshire village nestled in the South Downs National Park. Within the village there is a village Post Office/village store, two public houses, a church, village hall and highly regarded primary school.

Although a rural location, both Alton and Petersfield are nearby market towns, offering comprehensive shopping and recreational amenities.

The A31 and A3 are close by providing swift access to the M3, M25 and the national motorway network. Nearby Alton and Petersfield stations provide a train service to London Waterloo within an hour.

There is a selection of state and independent schools in the area including Selborne Primary School, Highfield, Amery Hill, Eggars and Alton School, Lord Wandsworth School, Bedales. Churcher's Junior and Churcher's Senior.

There are wonderful opportunities for walking, riding and cycling in the area with footpaths directly from Gracious Street.

#### About this property

The property is a modern family home, understood to have been built in the 1930's, offering well-proportioned and perfectly presented interiors.

The entrance hall lead through and to a generous sitting and dining room with double doors opening out to the south facing garden and a log burner set within a fireplace with a timber lintel. The kitchen is fitted with a

range of contemporary styled cabinetry which is complemented by a utility room and further on a cloakroom with a wet room style shower. There is also a study.

The first floor accommodates three bedrooms, two that are double bedrooms with built in wardrobes and all have views out to the surrounding garden. There is also a family bathroom.

Outside, the property is approached by a gated gravel driveway which is bordered by a well kept lawn and a picturesque willow tree. The driveway provides ample room for parking and access to the attached double garage.

The garden surrounds the property on all sides and enjoy a south facing aspect on the rear side and Hampshire views all around. Measuring about a third of an acre, the garden is largely level and laid to lawn and a paved terrace. The garden is enclosed on all sides by a fence and mature hedge border.

Services; All Mains services.

Mains gas central heating

#### Tenure

Freehold

#### Local Authority

East Hampshire District Council

EPC rating = C

#### Viewing

Strictly by appointment with Savills





**Police House, Alton Road, Selborne, Hampshire GU34 3HY**

**Gross internal area (approx)** 1,240 sq ft / 115.2 sq m

**Outbuildings** 321 sq ft / 29.8 sq m

**Total** 1,561 sq ft / 145 sq m

**Savills Farnham**

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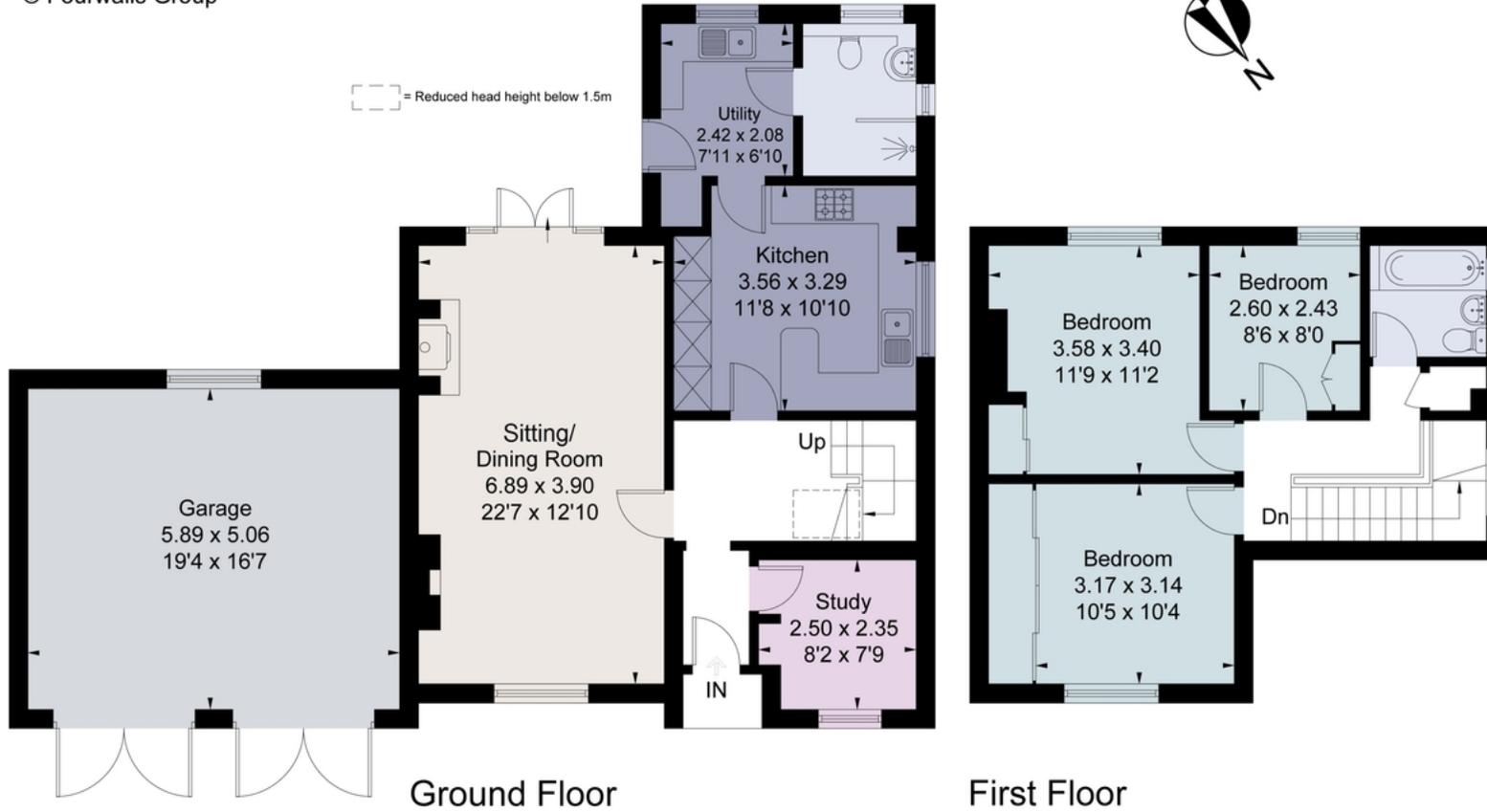


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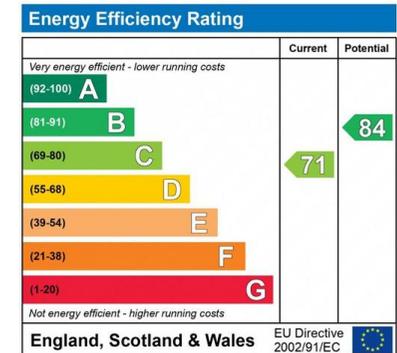
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