



## The Whitebeam

HONEY LANE | SELBORNE | HAMPSHIRE | GU34 3BZ

Wilson | Hill

4 Bedrooms | 1 En Suite Shower Room | Family Bath/Shower Room | Hall | Sitting Room | Study | Kitchen/Breakfast Room | Utility Room | Parking Area | Garden

Alton 4.9 miles, Petersfield 8.2 miles, Farnham 14.2 miles, Winchester 19.1 miles, London 55.8 miles, A3 3.3 miles



### | The Property

A great contemporary village house set within a private cul de sac of four individual houses completed in 2018. The Whitebeam has a lovely light interior with large windows and a flexible split level layout. The main reception room is at first floor level with direct access to the rear garden and this is adjacent to the

kitchen/breakfast room providing fabulous entertaining space. The master bedroom suite is self contained at first floor level with study or flexible bedroom adjacent. On the ground floor are three further bedrooms, a bathroom with shower and utility room.



## | Location

Selborne is one of Hampshire's rural gems. It has historic association with the 18th Century naturalist Gilbert White and unspoilt landscape featuring the ancient wooded 'Hangers'. The village has an active community with village hall, shop/post office, pub, pre-school, primary school and recreation ground. It is rural yet remarkably accessible, Alton is just 5 miles away and Petersfield about 8 miles to the south both offering wider shopping facilities and mainline stations. The Whitebeam is well positioned on the eastern edge of the village within walking distance of the recreation ground and village centre. The A31 at Alton provides good regional transport links to Winchester and Farnham and the A3 at Liss to London, Guildford or the south coast.

Hampshire is well catered for with top performing state and independent schools all within the region

(Alton Convent, Bedales, Highfield, Churcher's and St Swithun's). There are many footpaths and bridleways in the area, as well as the local lanes, which provide a fantastic network of walks and cycle routes (including the National Trust land at Selborne Common).

## | Outside

To one side of the house is a parking area with outside store.

In front of the house are some well stocked borders, the main garden being to the side and slopes up at the rear to an upper level where there is a paved terrace providing a sunny area well positioned off the kitchen and sitting room and a handy spot for summer lunch or even breakfast. The garden is manageable and mostly laid to lawn.





Approximate Gross Internal Area = 172.1 sq m / 1852 sq ft

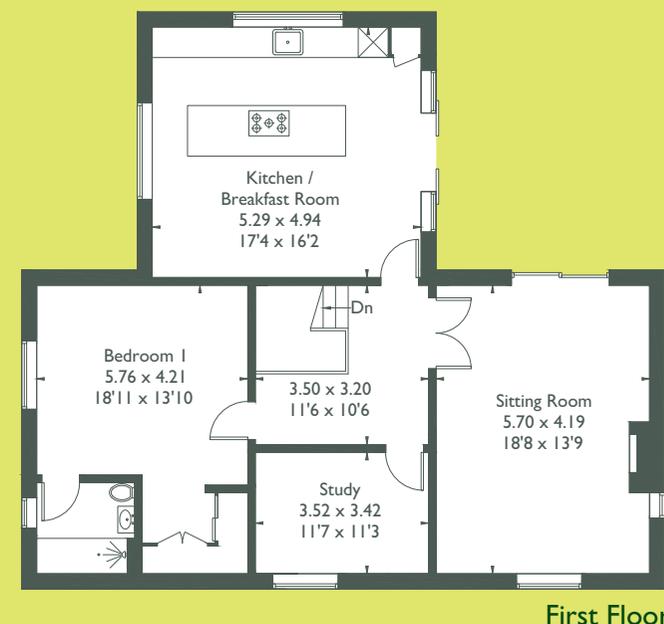
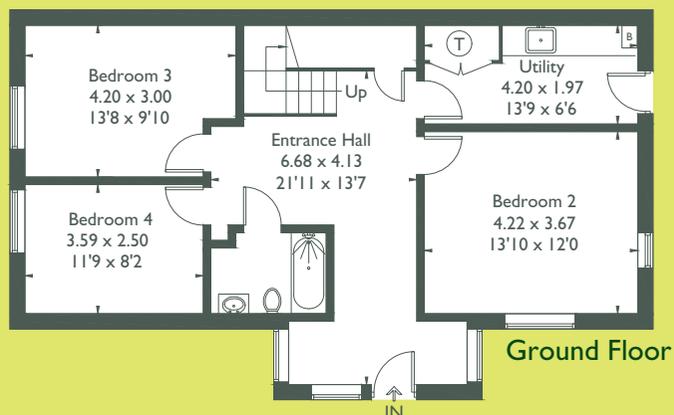
## Directions to GU34 3BZ

From London exit the A3 at the Liss Ham Barn roundabout, taking the third exit (B3006) to Selborne. Follow this road into Selborne. You will pass through a 20mph pinch point and the road will bend slightly right and left, at this point turning sharply to your right into Honey Lane. Then turn almost immediately right into a private gravelled road which leads up to The Whitebeam which is the first house on your left.



“ We love the natural light which floods into the house, having neighbours for community security yet the convenience to stroll to the recreation ground or village amenities and so close to wonderful country walks ”

Viewing by Appointment only



FLOORPLANZ © 2019 0203 9056099 Ref: 224944

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

**Services:** Mains metered water, drainage, electricity, gas heating and hot water.

**Local Authority:** East Hampshire District Council, [www.easthants.gov.uk](http://www.easthants.gov.uk), 01730 266551

**Council Tax:** Band G. **EPC:** B83.

**Agents Note:** We understand there are management company fees for the shared areas and driveway estimated at approximately £400 per annum.

Wilson Hill have not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Maps and plans shown as a guide only.

Details and photographs dated January 2019.

