



## Galley Hill Cottage

GALLEY HILL | SELBORNE | HAMPSHIRE | GU34 3LN

Wilson | Hill

4 Bedrooms (1 with En Suite Dressing Area & Bathroom & 1 with En Suite Shower Room) | Family Bathroom | Home Office | Entrance Hall | Drawing Room | Sitting Room  
Kitchen/Breakfast Room | Utility Room | Cloakroom | Lean to Store | Garden Studio Flat with 2 Interconnecting Bedrooms, Open Plan Sitting Room/Kitchen & Bathroom  
Triple Garage underneath | Garden, Grounds and Paddocks in all about 10 acres (4.1ha) | Within the South Downs National Park  
Alton 5.3 miles, Petersfield 8.8 miles, Farnham 15 miles, Winchester 18 miles, London 55 miles, A3 3.4 miles.







## **| The Property**

Galley Hill Cottage is a wonderful family home which enjoys a private elevated position with remarkable far-reaching views, and is well ring fenced by a mature garden, grounds and paddocks. The house has a versatile interior space with two reception rooms, a lovely L shaped kitchen/breakfast room with views, a great boot room/utility area for dogs or general country living. Upstairs a large main bedroom suite has commanding country views with 3 further bedrooms and an attic home office or hobbies space via a ladder

staircase in the fourth bedroom. A two bedroom (interconnecting) garden studio flat over the garage has been a popular holiday let, producing a useful income, but also can provide overflow guest space or annexe options. There is a very substantial garage with three pairs of doors providing storage space. Being set in about 10 acres (4.1 ha) it is a perfect environment for children to free range in, or for horses or other hobby livestock. In essence a lifetime country home which can cater for all generations.





## Location

Positioned just outside of the south eastern edge of village Galley Hill Cottage enjoys the best of all worlds being truly rural yet part of the village community. 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, church, pub, pre-school, primary school, recreation ground and café shop at the Gilbert White Museum. 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 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 (Lord Wandsworth College, The Alton School, 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).





## I Outside

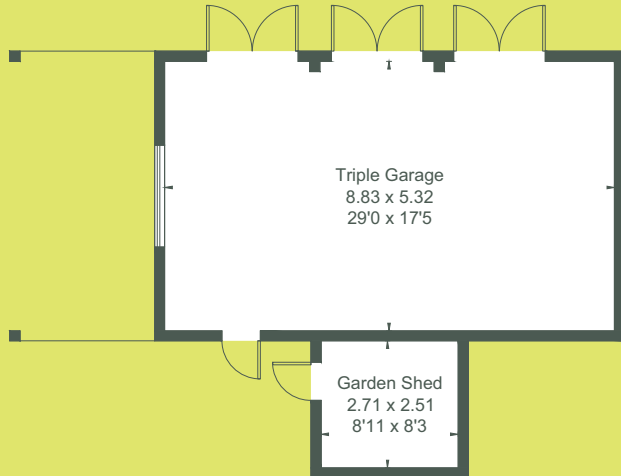
A wide tarmac drive sweeps up to the large triple garage and has parking/turning space positioned in a lower area of the garden. A concealed gravelled drive is accessed via an open bay which sweeps up to a higher level with parking area closer to the house.

The well stocked garden is a haven for birds and wildlife with many lovely old mature trees, a dell,

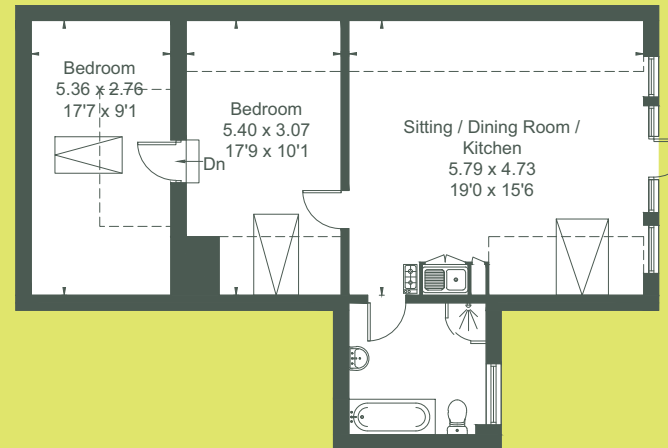
masses of spring bulbs, areas of more natural garden, and private corners with concealed terraces and clipped hedges arranged to take advantage of the many different country views and sunshine through the day and the seasons. Two large interconnecting paddocks wrap around the garden to the south, west and north.

The largest paddock has direct access off the drive, ideal for anyone with hobby livestock for grazing, or horses/ponies or just to enjoy. One of the local footpaths passes outside the western boundary of the paddock. In all about 10 acres (4.1ha) of which about 9 acres (3.6ha) is paddock.

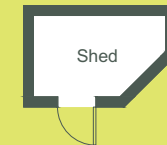
Approximate Area = 256.3 sq m / 2759 sq ft  
 Garden Studio Flat = 72.9 sq m / 785 sq ft  
 Outbuildings = 57.4 sq m / 618 sq ft  
 Total = 386.6 sq m / 4162 sq ft  
 (Including Garage)  
 Including Limited Use Area (32.9 sq m / 354 sq ft)



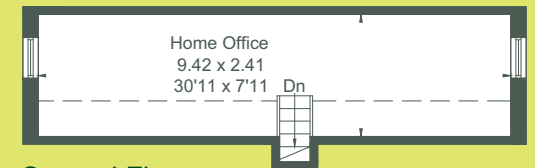
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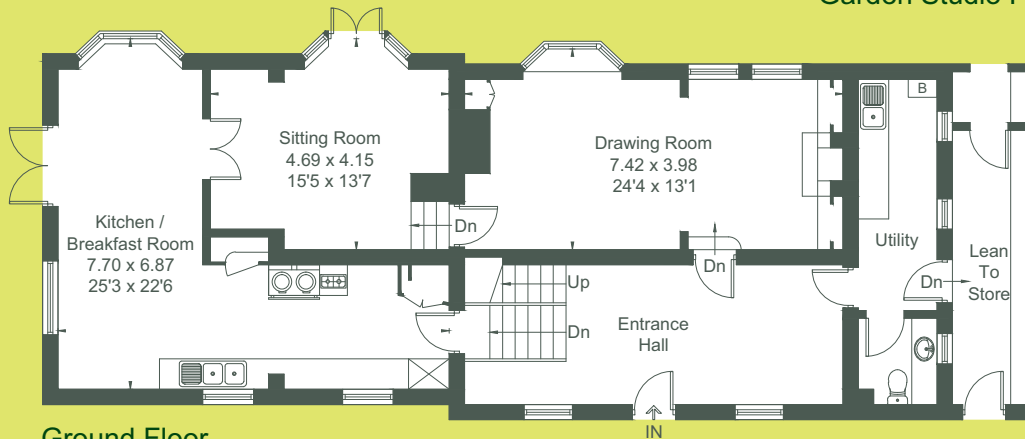
Garden Studio Flat



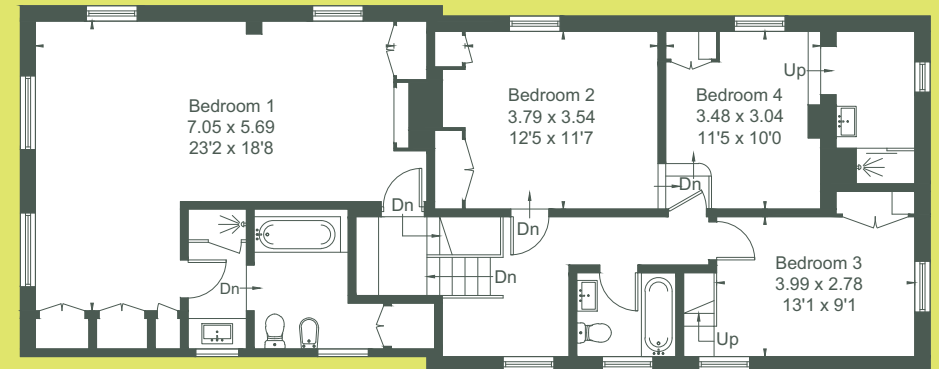
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Second Floor



Ground Floor



First Floor

= Reduced head height below 1.5m

## I Directions to GU34 3LN

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 pinch point take the first turning on the left (before the 20mph sign) and follow this narrow lane for about 200 yards and Galley Hill Cottage tarmac drive is the first entrance on your right with small slate name plate.

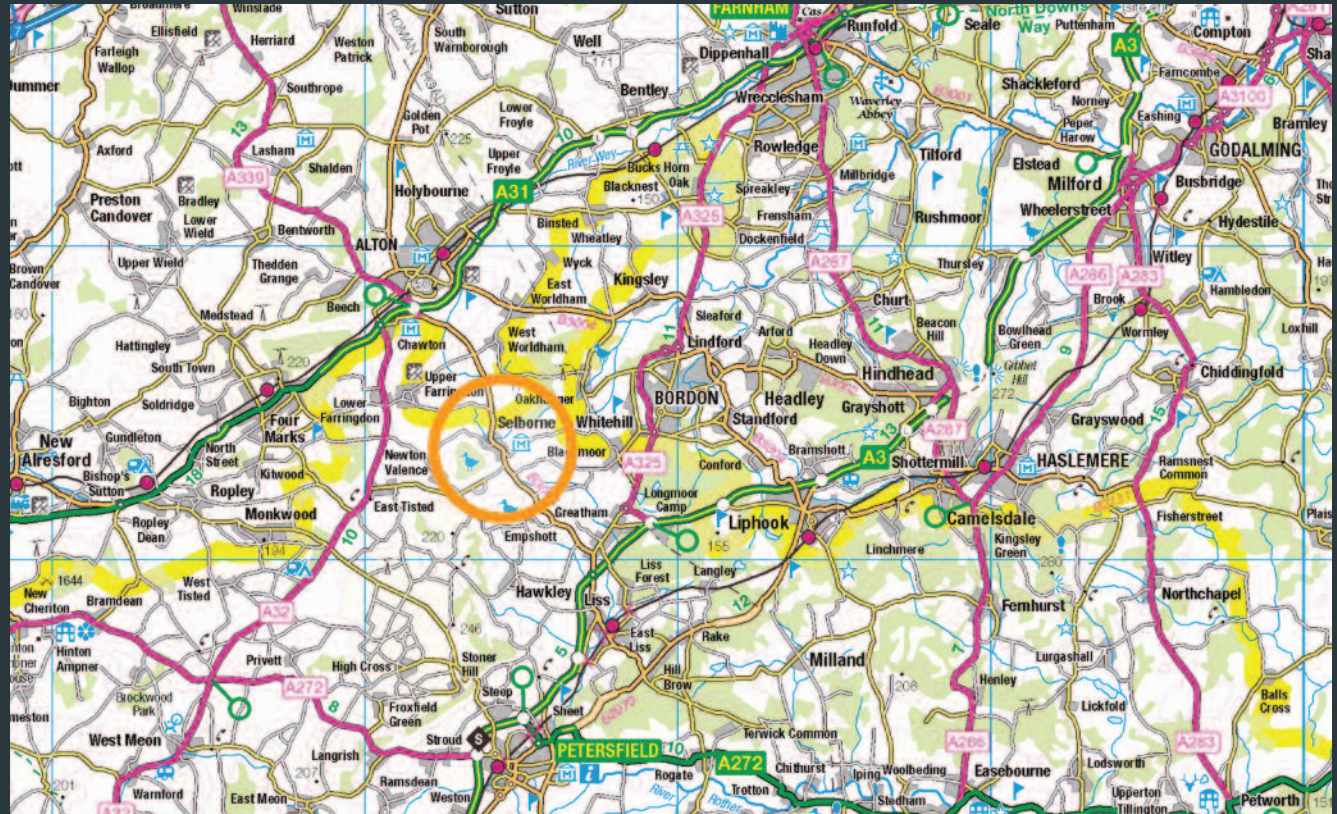


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Wilson Hill have not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Maps and plans shown as a guide only.

Viewing strictly by appointment



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**Services:** Mains metered water, electricity, air source heating & private drainage.

**Council:** East Hampshire District Council, [www.easthants.gov.uk](http://www.easthants.gov.uk), 01730 2665516

**Council Tax:** House Band G

Non-domestic rateable value of Garden Studio £2,100. Gross Charge to 31/3/23 was £1047.90 then credit applied for Small Business Relief of £1047.90 equals net £0 payable for the last 12 month period

**EPC:** House – D60, Studio Flat – C75

Details April 2023 and photographs dated March/May 2022 and April 2023

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