





A fabulous three bedroom semi-detached family home on a generous plot, with countryside views located in the idyllic village of Selborne that is nestled in the South Downs National Park.

On approach you will notice a wide paved driveway which accommodates multiple vehicles, the property is entered through a raised porch and has a welcoming entrance hallway with coat and shoe storage. The ground floor layout consists of two reception rooms, one is currently utilised as a music room and dining room, the other is a spacious lounge with hardwood flooring. There is also a separate kitchen and an additional room that can be a utility room or study, the space also provides a downstairs cloakroom.

The first floor hosts three bedrooms of generous proportions with views over neighbouring countryside, there is also a family bathroom and landing access to a partially bordered loft space, a great storage option.

Externally the rear and side gardens can be access from the front of the house but also from the kitchen and via a double glazed door from the reception room. Immediately to the rear of the house is a covered spacious patio area which is a superb entertainment space with a large dining area and the current owners also have a hot tub, there is laid lawn and a double boat shed.

Selborne has a strong community with a public house - 'The Selborne Arms', St Mary's Church, village hall and Selborne C of E Primary School. The village is set amidst fine Hampshire countryside between the villages of Hawkley and Farringdon within the South Downs National Park. Surrounded by scenery of outstanding natural beauty.



White's Café forms part of the Museum and is a popular village meeting place. Liss and Alton collectively provide a range of facilities as well as railway stations to London Waterloo. In addition, the A3 can be accessed at Liss providing a route to London and the south coast.

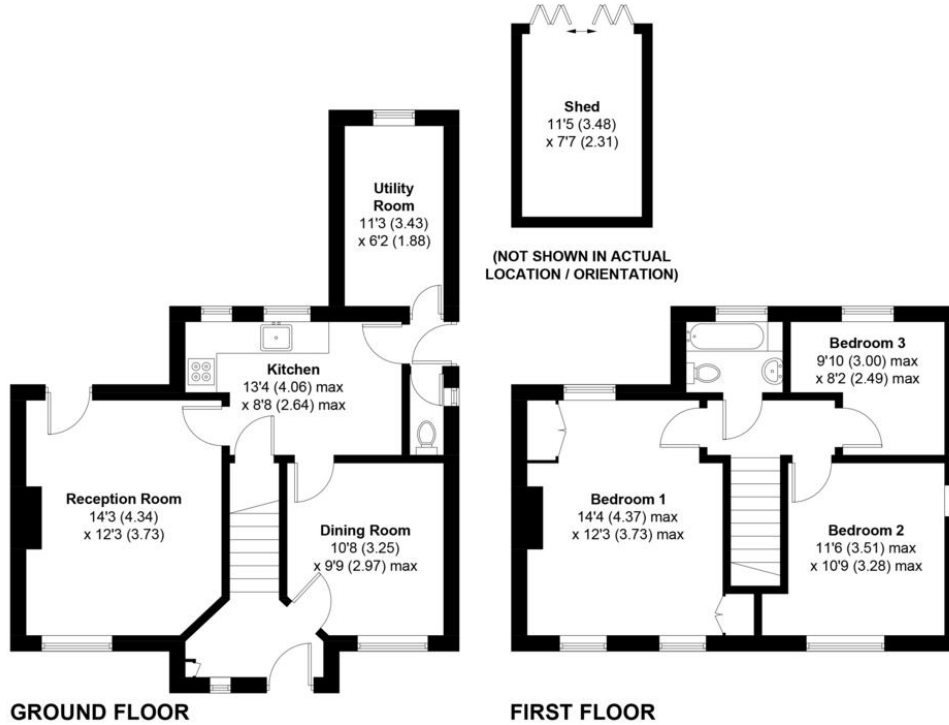
Council Tax D - £2,028

Viewings Via Appointment with Jacobs and Hunt



6 Goslings Croft, Selborne, GU34 3HZ

APPROXIMATE GROSS INTERNAL AREA = 1039 SQ FT / 96.5 SQ M
 SHED = 86 SQ FT / 8.0 SQ M
 TOTAL = 1125 SQ FT / 104.5 SQ M



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID1038137)
 Produced for Jacobs & Hunt - Petersfield

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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