



## Honeycombe Cottage

SHALDEN LANE | SHALDEN | ALTON | HAMPSHIRE | GU34 4DU

BCM

Wilson | Hill

Main Bedroom with En Suite Dressing/Shower Room | 3 Further Bedrooms | Family Bathroom | Hall | Sitting Room | Family Room | Hobbies Room | Study/Bedroom 5  
Kitchen/Breakfast Room | Larder | Utility/Boot Room | Cloakroom | Double Garage | Swimming Pool | Well Stocked Garden | 2 Sheds | In all about 0.75 acres (0.30ha)

Mileages: Alton 2.75 miles, Basingstoke 9.5 miles, Winchester 21.5 miles, Farnham 14 miles, London 53.3 miles

Local stations at Alton & Basingstoke to London Waterloo





## | The Property

A delightfully quirky Grade II listed cottage with a wonderful fusion of contemporary design and period character providing a comfortable and versatile family home. A large modern open plan kitchen has full height sliding glass doors which draw the garden inside the house and is semi open plan to the cosy

adjacent family room ideal for day to day living space. A well-proportioned beamed sitting room, with open fireplace, provides more formal entertaining space with a small hobbies room off. A good-sized study can also be used as a downstairs 5th bedroom and on a practical level, a great back entrance/boot room with

part vaulted ceiling perfect for country living. Upstairs 4 further bedrooms all have their own unique character and views with a large modern family bathroom and en suite dressing/shower room to the main bedroom. In all, a manageable house, but with space for everyone to find their own corner.



## | Location

It's all about the location.

Shalden is one of Hampshire's best kept secrets. Secluded and rural, yet remarkably accessible as many roads pass around, but not through the village. Honeycombe Cottage lies at the heart of the village

inside the conservation area with fields, a working farm and neighbouring houses around.

The cottage sits comfortably in a mature and well stocked English country garden at right angles to the timeless village street, where little has changed over the centuries.



Alton is within 2.75 miles for local needs and the M3 lies to the north at Odiham or Basingstoke. The A31 provides good regional transport links to Winchester or Farnham. Hampshire is well catered for with top performing state and independent schools all within the region.



## Outside

There are various stocked beds and 2 garden sheds. As you step through the gate from the double garage the garden has a lovely open feel. There is also a good

vegetable garden and fruit cage hidden behind a yew hedge. A gravel drive also provides day to day parking by the back of the house where there is a further area of landscaped garden.



## Directions to GU34 4DU

Leave Alton on the B3349. After 0.3 of a mile turn left (Shalden/Southwood Road 1 mile) continue into the centre of village. Turn left at the T junction into Shalden Lane and Honeycombe Cottage is the first house on your left.

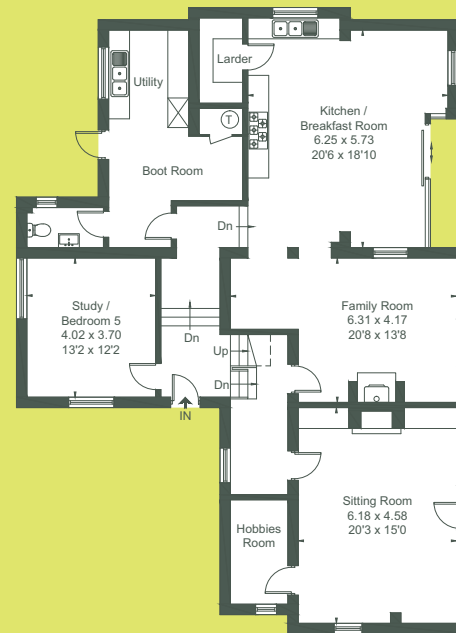


### Agents Note:

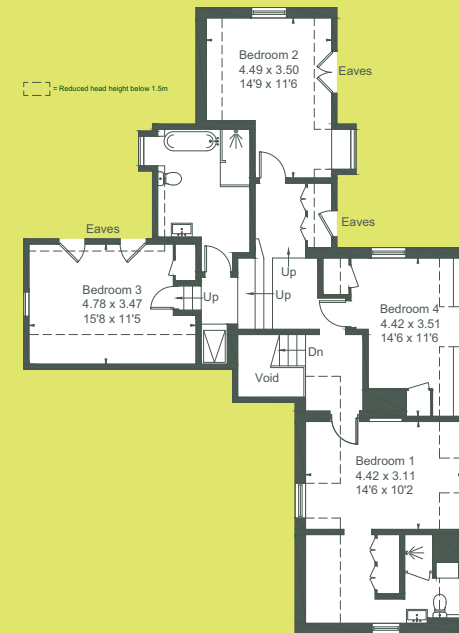
- Period brick construction with later 20th and 21st Century brick extensions
- Broadband – Fibre village network with Wessex Internet
- Mobile phone – Good via internet

Viewing strictly by appointment.

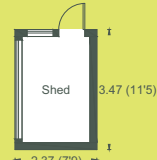
Approximate Floor Area = 258.4 sq m / 2781 sq ft (Excluding Void)  
Garage = 30 sq m / 323 sq ft  
Total = 288.4 sq m / 3104 sq ft (Excluding Sheds)



Ground Floor



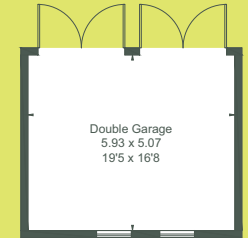
First Floor



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition. All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #65118

**Services:** Mains water, electricity, oil fired heating and private drainage.

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

**Council Tax:** Band G

**EPC:** E50

BCM Wilson Hill Ltd 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. Plans and maps should be treated as a guide only.

Details and Photographs dated March and June 2024

