



PLUM COTTAGE AND HOLIDAY LODGES

Hattingley, Alton, Hampshire GU34 5NQ



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Alton 5.7 miles | Winchester 12 miles

Basingstoke 12 miles

London Waterloo from Alton – 1 hour and 10 minutes
(Mileages and times approximate)

A unique opportunity to buy a 4-bedroom detached family house, requiring modernisation and a thriving holiday cottage business, set within 1.40 acres (0.57 hectares) of land, and enjoying far reaching, uninterrupted rural views.

PLUM COTTAGE

Reception Hall | Kitchen/Breakfast Room | Sitting Room
Conservatory | Dining Room | Study | WC
Four Bedrooms | Three Bathrooms

THE LODGE

Kitchen/Living and Dining area | Two Double Bedrooms | Bathroom

OUTSIDE

Gardens laid to lawn | Garage and Workshop

HOLIDAY COTTAGES

Two unique Holiday Cottages with Kitchen, Bath and Shower Facilities
Indoor and Outdoor Sitting Spaces | Hot Tub
Private Garden Space | Woodland

In all about 1.40 acres (0.57 hectares)



PLUM COTTAGE

Plum Cottage is a generous, detached 4-bedroom house enjoying a wonderful setting on the edge of the hamlet of Hattingley, surrounded by open countryside. The house requires modernisation but features comfortable and well-arranged accommodation which is ideal for family living and offers a superb opportunity for someone to create an excellent home.

Leading off the entrance hall, which features Parquet flooring, is the large kitchen and breakfast room, with double doors into the conservatory. This is a very good space which has great potential to become a wonderful kitchen, dining and living room opening out into the garden. There is a cosy sitting room to the front of the house with wood burning stove, a study and further good size reception room with double doors into the garden. Downstairs WC and shower room. The ground floor is versatile and there is excellent scope for remodelling to create room for modern country living.

Upstairs there are four bedrooms. The main bedroom has built in cupboards, study/dressing room and en suite bathroom. There are magnificent country views from this bedroom. Bedroom 2 is another double bedroom with superb views to the back. Bedrooms 3 and 4 are also good bedrooms with rural views. There is a family bath and shower room which has been recently refitted.

OUTSIDE

Plum Cottage sits within a very pleasant and private garden which is laid to lawn and open at the back, looking onto the surrounding fields. There is also a double garage and workshop alongside the house and parking at the front.

THE LODGE

Adjacent to Plum Cottage is The Lodge, which currently provides excellent ancillary accommodation. It could, subject to the necessary consents, also be incorporated into the holiday let business. The Lodge is a mobile home which has been clad in wood, giving an attractive façade. The spacious interior features kitchen and dining area, sitting room with wood burning stove and wooden flooring. There are two double bedrooms and a bathroom.



HOLIDAY LODGE BUSINESS

Currently trading under the name 'Little Place in the Country', the two holiday lets are a unique, rustic and wonderful experience. Set in the grounds alongside a small area of woodland, the lodges enjoy a beautiful and secluded position with breath taking views across the countryside. Both lodges have been arranged around a central garden area, looking out across the fields to give a completely private setting.

The business has been trading now for a number of years and is extremely well established, with regular bookings throughout the year. This is an incredible opportunity for someone wishing to acquire a thriving business and the ability to live and work from home.

The current website for more information is <https://littleplaceinthecountry.com/>.

Wagon in the Woods – a converted wagon provides a double bedroom with bath incorporated into the floor, accessed by lifting a trap door, set beneath the feature window with uninterrupted rural views. There is a kitchen with cooker, two hobs, grill and dishwasher. There is a covered outdoor seating area, hot tub, outdoor shower, pizza oven and firepit.

Wagon and the Wigwam – this wagon features a double bedroom, 'star lounge' mezzanine, en suite double shower and again magnificent views from the large feature window. There is a kitchen with cooker, two hobs, grill and dishwasher. Outdoor covered seating area with open fire, a tepee with a hot tub set within and a WC. Central courtyard area which again is completely private with a fire pit and BBQ. DAB radio and Bluetooth.

SITUATION

The property is located on the edge of the hamlet of Hattingley, surrounded by open countryside. Nearby Medstead is a thriving village with a public house, and the villages of Wield and Bighton are also within easy reach, both of which also have excellent public houses. There are many beautiful walks in the surrounding countryside and further afield in the New Forest National Park. The nearby market town of Alresford is extremely popular and provides a superb mixture of boutique shops and restaurants. The cathedral city of Winchester is 12 miles away with a good range of shopping, cultural and leisure facilities.

The south coast can be accessed easily where there is sailing and water sport opportunities on the Solent. Other sporting amenities in the area include golf at nearby Alresford, as well as world renowned chalk stream fishing on the Rivers Test, Itchen and Meon and cricket at the Ageas Bowl. Cultural activities in the area include opera at The Grange in Northampton, which is a short drive.



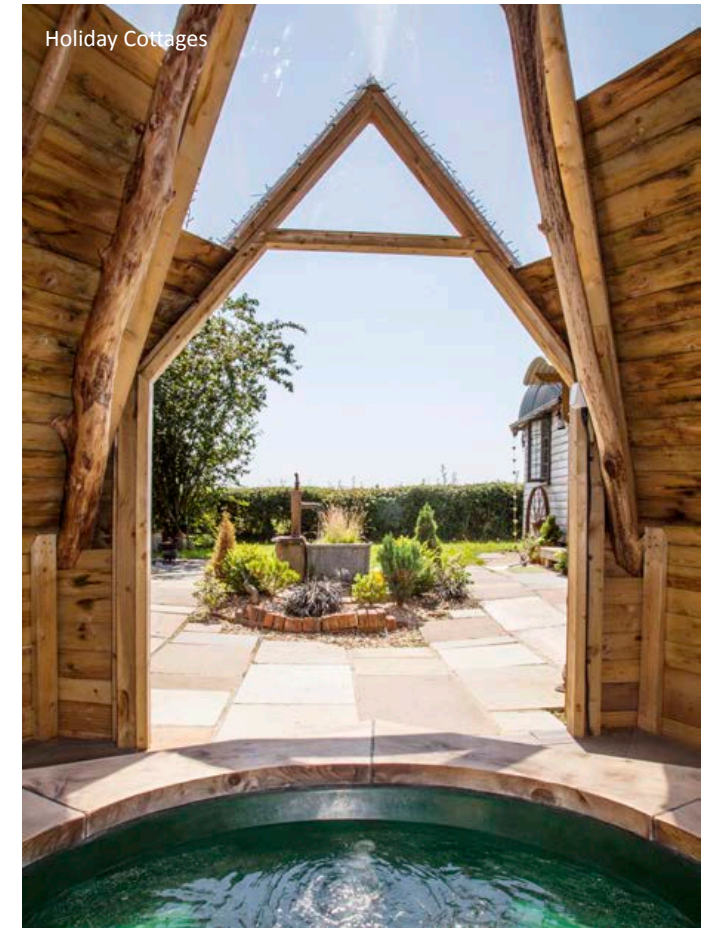
Holiday Cottages



Holiday Cottages



Holiday Cottages



Holiday Cottages



Holiday Cottages

GENERAL REMARKS AND STIPULATIONS

Method of Sale

The property is offered for sale by private treaty.

Rights of Way

No rights of way crossing the property.

Services (Plum Cottage & The Lodge)

Mains water, electricity and private drainage. LPG Central heating.

Tenure

Freehold with vacant possession.

Local Authority

East Hampshire District Council.

Postcode

GU34 5NQ



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Directions

From Winchester take the A31 to Alresford. At the first roundabout, take the first exit into Alresford. Proceed through the town and turn right in the middle onto Broad Street. Follow the road out of the town. After a short straight, take the next right signposted to Bighton. Proceed along this lane, passing through the village of Bighton. Continue along the lane out of the village, passing a farm on the left hand side called Breach Farm. Soon after, you will reach a cross road, turn left onto Chalky Hill. Proceed up the hill, and Plum Cottage will be found on the right hand side, after passing the Hattingley Valley vineyard on the right.

Viewings

Strictly by appointment with BCM LLP only.

Selling Agent

Tom Woods, BCM LLP

The Old Dairy, Sutton Scotney, Winchester SO21 3NZ

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NB These particulars are as at July 2023

IMPORTANT NOTICE

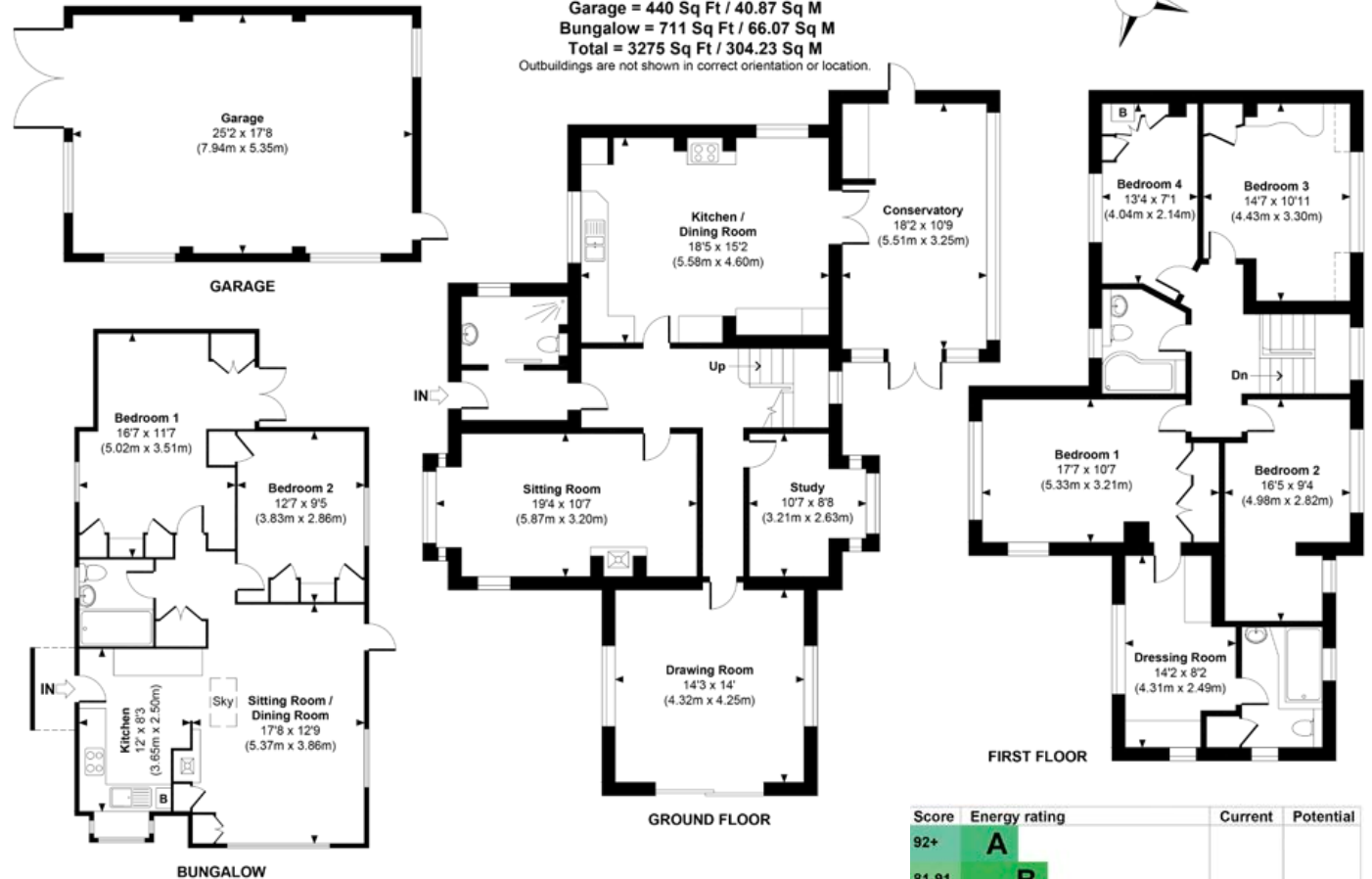
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Plum Cottage

Approximate Gross Internal Area
 Main House = 2124 Sq Ft / 197.29 Sq M
 Garage = 440 Sq Ft / 40.87 Sq M
 Bungalow = 711 Sq Ft / 66.07 Sq M
 Total = 3275 Sq Ft / 304.23 Sq M

Outbuildings are not shown in correct orientation or location.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		47 E
21-38	F	35 F	
1-20	G		



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