

The Old Smokery, The Plestor | £425,000

Selborne, Alton, Hampshire, GU34 3JQ

wpr



The Old Smokery

The Plestor, Selborne, Alton, Hampshire, GU34 3JQ

£425,000 Share of Freehold

- Village centre
- Within South Downs National Park
- Abundant footpaths including Hangers Way
- Alton within 4.4 miles
- Chain-free Sale

A unique and charming 2/3 bedroom apartment in an outstanding village location within Selborne, famed for its connections with natural historian, Gilbert White.

- 2 double bedrooms plus 1 single bedroom
- Large living room with fireplace
- Separate dining room
- Kitchen & breakfast area
- Gas central heating
- Character features throughout

DESCRIPTION

The Grade II listed Old Smokery forms part of this landmark building built of local Selborne stone standing close to the heart of the village opposite Gilbert White's house. The generous and flexible accommodation is spread over several levels and has a bright and airy living room with an open fireplace and a sash window with a view of The Plestor and High Street, there is also a stunning dining room perfect for entertaining. The bespoke kitchen is fitted with a range of units with integrated appliances. The further accommodation could be utilised in a number of ways depending on individual needs and includes three bedrooms and a bathroom.



LOCATION

The Old Smokery stands within the conservation area close to the heart of the attractive and unspoilt village of Selborne. with public house, shops, recreation ground, church and primary school. The village is also renowned for its association with Gilbert White, the 18th century naturalist and is surrounded by scenery of outstanding natural beauty lying at the foot of a hanger within the South Downs National Park. The larger centres of Liss and Alton collectively provide a range of facilities as well as mainline railway stations to London Waterloo. In addition, the A3 can be accessed at Liss providing a route to London and the south coast.

DIRECTIONS

From central Alton, proceed South West towards Winchester via Butts Road. At the railway bridge mini- roundabout, follow the B3006 to Selborne. Upon entering the village after passing the school signpost, the property will be found opposite Gracious Street within The Plestor.

COUNCIL TAX

Band D - East Hampshire District Council



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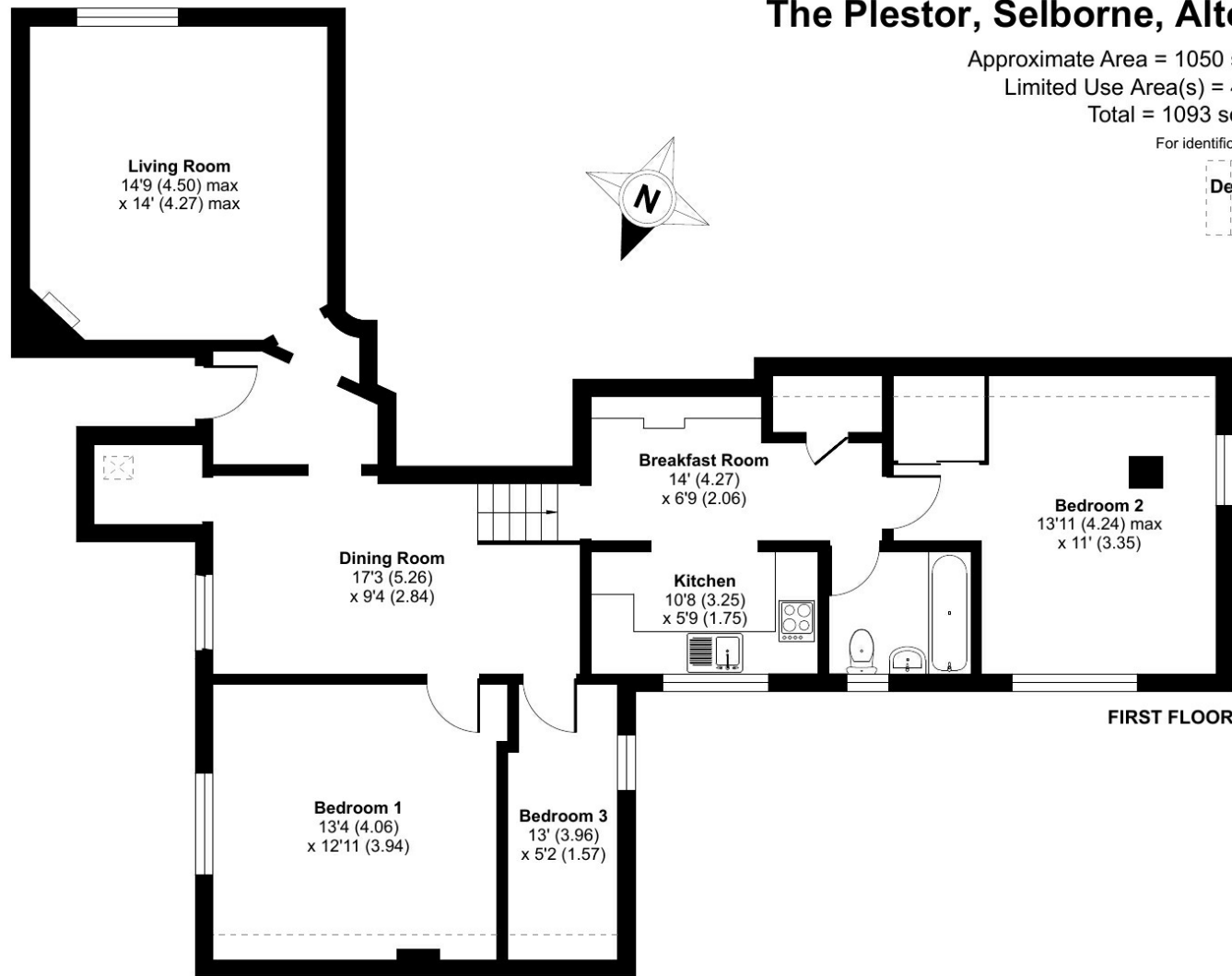
Approximate Area = 1050 sq ft / 97.5 sq m

Limited Use Area(s) = 43 sq ft / 4 sq m

Total = 1093 sq ft / 101.5 sq m

For identification only - Not to scale

Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2023. Produced for Warren Powell-Richards. REF: 1052856

EPC Exempt

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