



COWPEN COTTAGE

Selborne, GU34 3JA



COWPEN COTTAGE

Selborne Road, Alton,
GU34 3JA

An attractive period home, thoughtfully extended and modernised to create a wonderful four-bedroom family home with a truly magical and private garden in the heart of Selborne village.

Accommodation

4 bedrooms | Large sitting room | Open-plan kitchen/dining room | Utility/boot room and ground floor cloakroom | Family room/snug | Impressive internal hallway | Swimming pool | Large private gardens with studio/office and gazebo | Garage and large parking area | 2,217 sq ft in total (including outbuildings) | Gardens and grounds totalling approximately 0.35 acres | EPC – E53

Alton 4 miles | Petersfield 9.5 miles | Winchester 19 miles | Guildford 23 miles | London Waterloo from Alton in just over an hour | Mileages and times approximate





THE PROPERTY

Cowpen Cottage is a very attractive period home, thoughtfully extended and modernised to create a wonderful family house. The accommodation is beautifully presented throughout, combining period charm with contemporary finishes, good ceiling heights and an abundance of natural light. On the ground floor there is an impressive open-plan kitchen/dining room with gas fired Raeburn, as well as a practical utility/boot room and downstairs cloakroom. The sitting room is spacious and dual-aspect with a log burning stove and French doors opening onto the garden. An internal hall features a striking vaulted ceiling and contemporary oak and glass staircase and there is a further generous snug / family room with open fire. Upstairs there are four double bedrooms, including a lovely main bedroom with en suite bathroom and views over the garden, together with a well-appointed family bathroom.



OUTSIDE

The garden is truly magical and wonderfully unexpected for a village setting. As the cottage occupies an elevated position, steps lead up to a large, sunny terrace situated above the single garage. To one side, there is a fenced swimming pool with a decking area and a small pool house. To the rear, a further terrace provides an ideal space for outdoor entertaining, while an expanse of lawn extends into a wildflower meadow and orchard. Beyond this is an 'upper garden', mainly laid to lawn and partly walled, offering pedestrian access to the village as well as housing a large studio/office and a gazebo, ideal for sheltered alfresco dining and drinks. It is an exceptional space for families and animals to 'free range', as well as for keen gardeners to enjoy throughout the year.

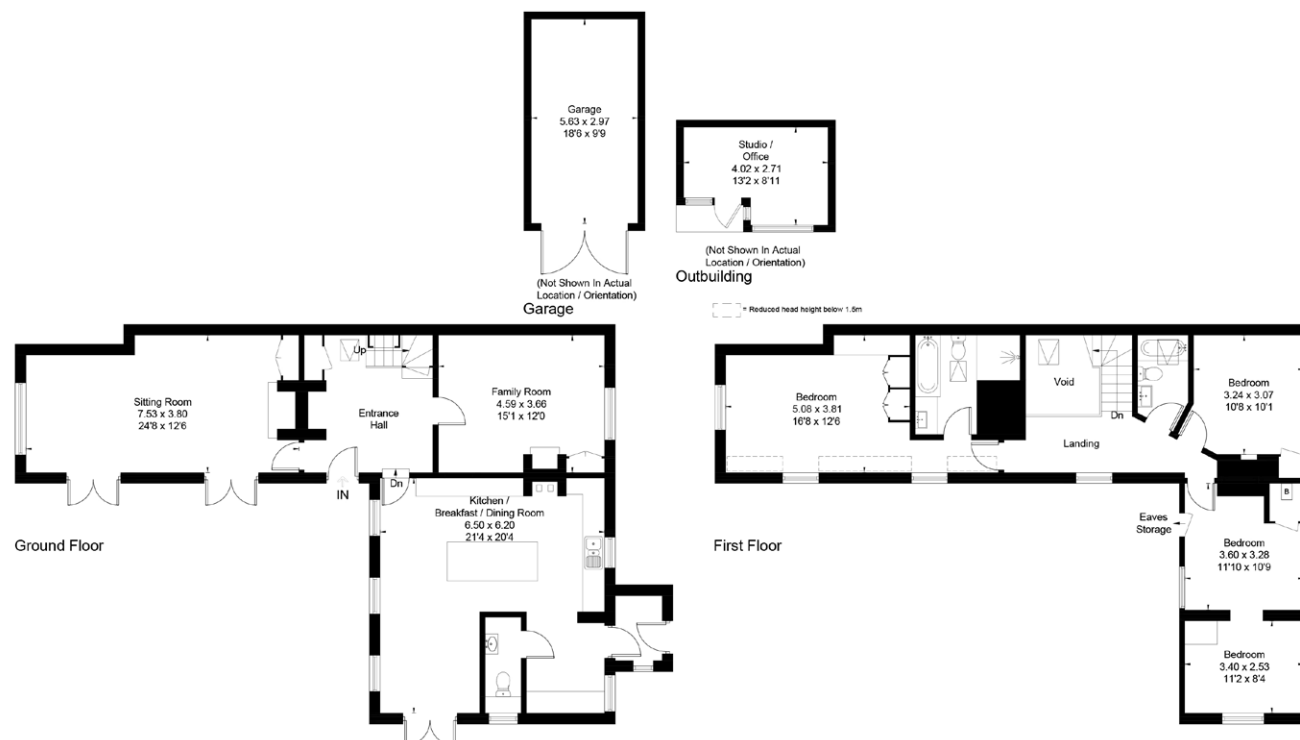
SITUATION

Cowpen Cottage sits in an elevated position on the edge of the popular village of Selborne, one of Hampshire's rural gems with an unspoilt landscape featuring the ancient wooded Hangers. The village has an active community with village hall, church, pub, primary school and recreation ground. Gilbert White's House & Gardens sits within the heart of the village, open to the public with a delightful Cafe and Gift Shop. Alton is just 4 miles away and Petersfield about 9 miles away both offering wider shopping and amenities and mainline stations. The A31 at Alton provides good regional transport links to Winchester and Farnham and the A3 at Liss to London, Guildford and the south coast.

Hampshire is well catered for with top performing state and independent schools (Bedales, Churchers, Highfield, Lord Wandsworth College and St Swithuns). 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).



Approximate Floor Area = 180.0 sq m / 1937 sq ft
 Garage = 17.0 sq m / 183 sq ft
 Outbuilding = 9.0 sq m / 97 sq ft
 Total = 206.0 sq m / 2217 sq ft
 (Excluding Void / Eaves Storage)



GENERAL REMARKS

Method of Sale

The property is offered for sale by private treaty.

Services

Mains water supply. Mains electricity, gas fired central heating and mains drainage.

Broadband availability

Superfast available (according to OFCOM)

Mobile/Internet Coverage

Good Outdoors

Tenure

Freehold with vacant possession.

Local Authority

East Hampshire District Council

www.easthants.gov.uk
 01730 266551

Council Tax Band

G

EPC

E53

Postcode

GU34 3JA

Directions

From Petersfield take the A3 towards Guildford. At the Ham Barn Roundabout take the B3006 to Selborne. Go through the village of Selborne, and on the right, just after Gracious Street, you will see the driveway to Cowpen Cottage.

What3Words

///weds.sound.dries

Viewings

By appointment with BCM Wilson Hill only.

These particulars are dated October 2026.

IMPORTANT NOTICE

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Petersfield

01730 262 600

petersfield@bcmwilsonhill.co.uk

Further offices at: Winchester | Isle of Wight | Oxford

bcmwilsonhill.co.uk

