



High Street, Selborne

**Price Guide £350,000**



**Williams of Petersfield**

INDEPENDENT ESTATE AGENTS

## High Street, Selborne

Situated in the very heart of the highly sought-after and picturesque village of Selborne, ideally positioned between Petersfield and Alton, this freehold yard/plot presents a rare and exciting opportunity.

Formerly home to Selborne's Romany Folklore Museum, the site extends to approximately 24m x 20m and currently accommodates a semi-derelict storage barn along with a wooden shack. The plot is conveniently accessed via a gated entrance directly off the High Street, placing it right at the centre of village life.

Subject to the necessary planning permissions, there is clear potential for the construction of a single residential dwelling, making this an attractive prospect for developers or those looking to create a bespoke home in a charming rural setting. A restrictive covenant applies, limiting development to one property only.

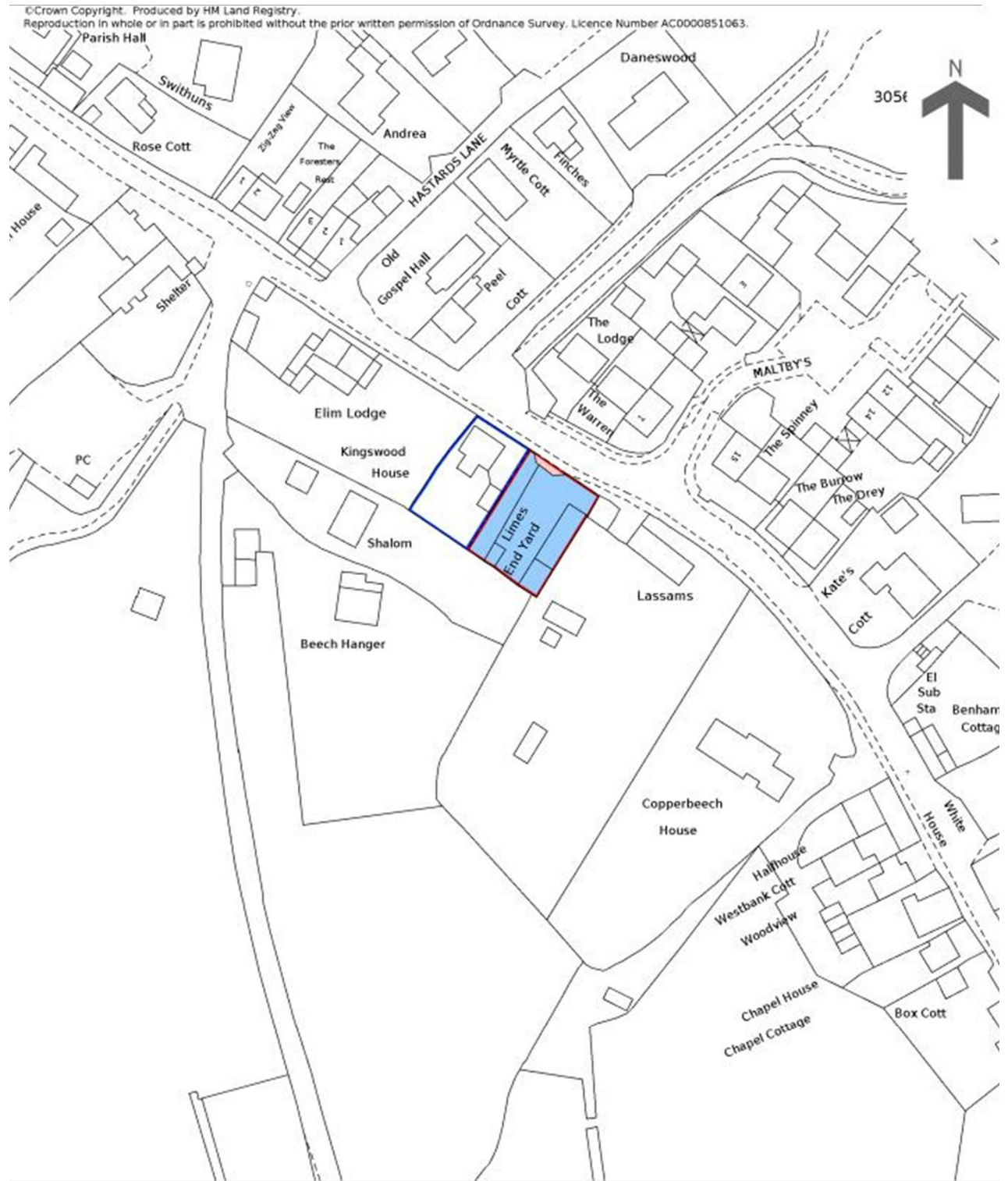
Opportunities of this nature in Selborne are seldom available, offering both character and potential in equal measure.

For further information or to arrange a viewing, please call 01730 233333.



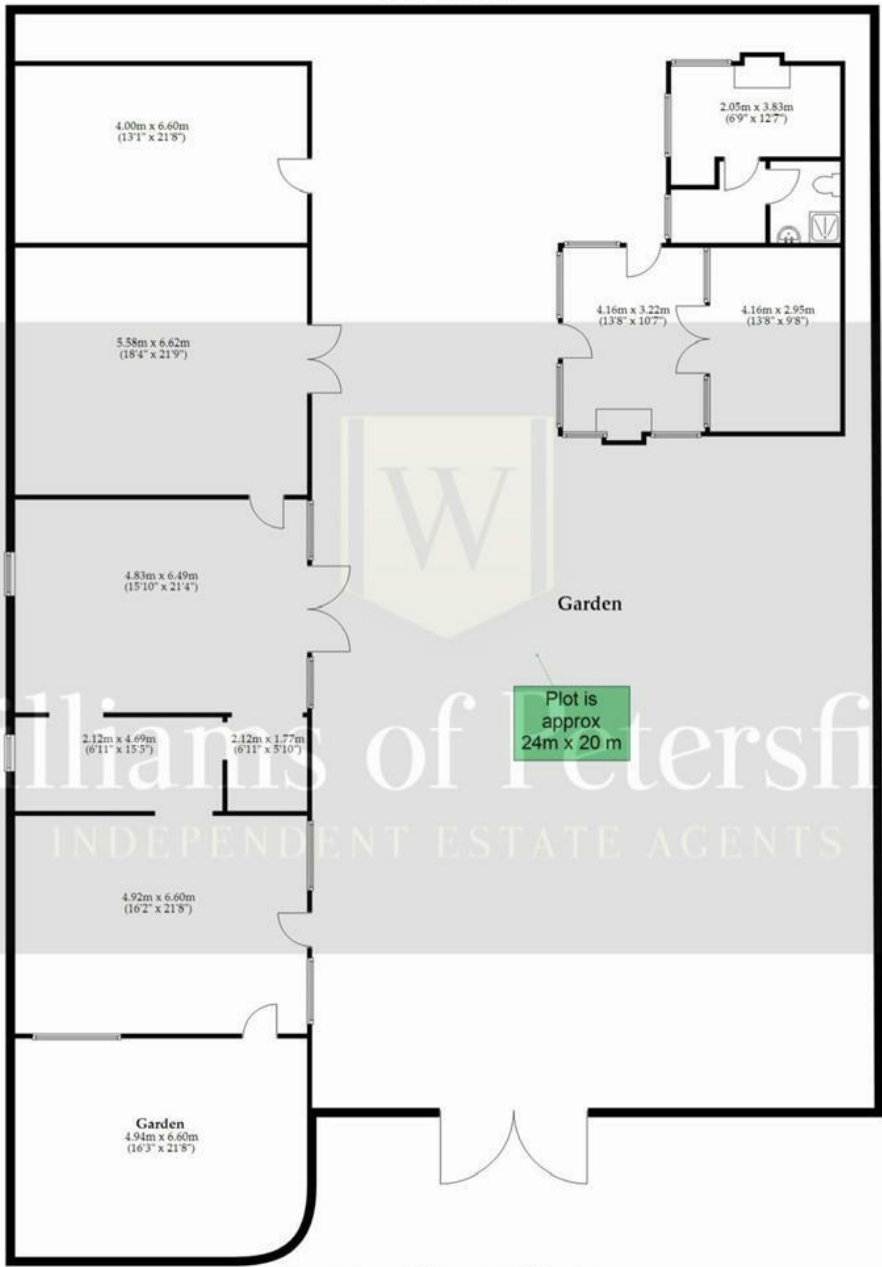
## Location

Selborne is a historic village in East Hampshire, England, located about four miles south of the market town of Alton within the South Downs National Park. It is world-famous as the home of the 18th-century naturalist Gilbert White, whose pioneering work, *The Natural History and Antiquities of Selborne*, made the village a site of pilgrimage for nature lovers. Today, the village is defined by its scenic "Hangers" (steeply wooded hills), Gilbert White's House and Gardens, and the ancient St Mary's Church. Managed largely by the National Trust, the surrounding landscape remains a quintessential example of the English countryside.



**Ground Floor**

Main area: approx. 185.2 sq. metres (1993.7 sq. feet)  
Plus garden, approx. 307.7 sq. metres (3312.2 sq. feet)



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