



HIGH MEADOW HOUSE

Kite Hill, Selborne, Alton GU34 3LA





SALES & LETTINGS | PLANNING & DEVELOPMENT | RURAL CONSULTANCY | ARCHITECTURE & DESIGN

HIGH MEADOW HOUSE

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An attractive country house with commanding views,
outbuildings, stables and land extending in all to
approximately 8.17 Acres (3.30 ha)

Accommodation

Entrance Hall | Cloakroom | Sitting Room | Dining Room | Snug | Kitchen / Breakfast Room | Utility Room
| Principal Bedroom with Ensuite Bathroom | 4 Further Bedrooms | Family Bathroom | Extensive Parking
| Detached Double Garage with Workshop and Potting Shed | 3 Stables | Large Store | Landscaped
Gardens, Paddocks and Grounds of approximately 8.17 Acres (3.30 ha)

Selborne 0.4 miles | Alton 5.4 miles | Petersfield (and mainline station to London Waterloo)
9.2 miles | Chichester 24.3 miles | Guildford 25 miles | Mileages and times approximate







THE PROPERTY

An attractive, well proportioned and versatile family house enjoying the most spectacular, elevated position with commanding, distant views across the neighbouring countryside. The house is originally believed to date back to c. 1900s with later additions and offers notably light, spacious and welcoming accommodation throughout and a space which is ideally suited for family living. Particular features of note include a delightful sitting room and separate snug affording mesmeric views, a generous kitchen / breakfast room, principal bedroom suite with commanding views of the gardens and grounds and a guest bedroom with balcony.

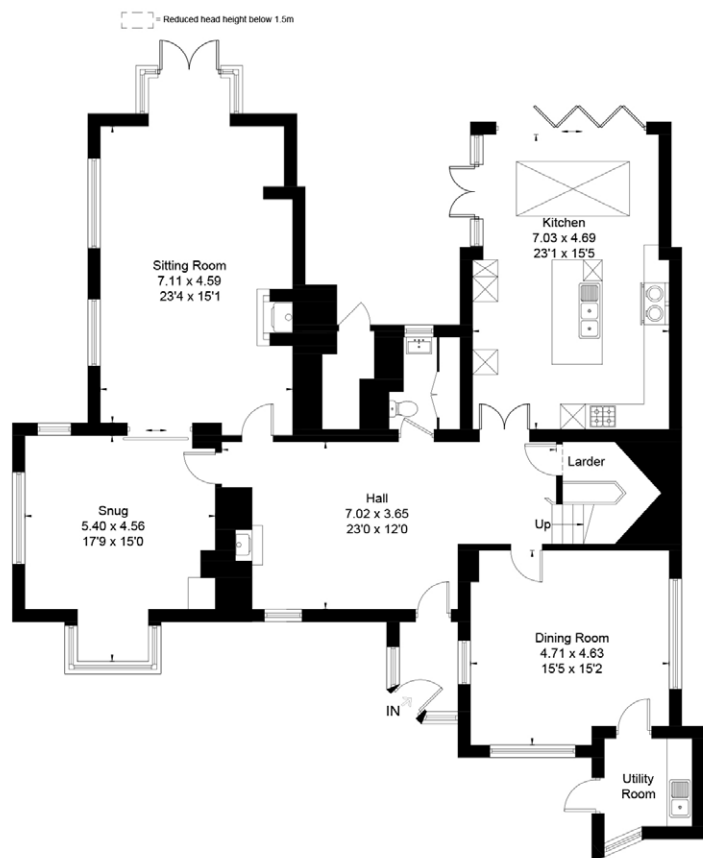
OUTSIDE

Approached via a cattle grid and private drive rising to an extensive parking area and access to the garaging. The gardens to the property are beautifully landscaped offering various areas in which to relax, entertain and unwind which include terraces, pergolas, tiered level lawns and a wonderful water feature. In addition to the more formal garden areas are various fully enclosed paddocks enjoying separate access, various stables and a large store. In all the gardens, paddocks and grounds extend to approximately 8.17 Acres (3.30 ha).

LOCATION

Enjoying a wonderful, elevated position above the pretty village of Selborne, adjoining National Trust land with access to many wonderful walks directly from the property. Selborne is a picturesque, sought after Hampshire village surrounded by miles of National Trust land and Selborne Common, overlooked by Selborne Hanger with its well known Zig Zag walk. It is most famously known for its association with the 18th century naturalist, Gilbert White. The village offers a post office/village store, two public houses, a church, village hall and highly regarded primary school. Kite Hill is one of the most desirable parts of the village, being a peaceful and secluded lane with attractive properties. Both Alton and Petersfield offer comprehensive shopping and recreational amenities as well as mainline stations providing services to London Waterloo. The A3 is close by providing swift access to the A31, M3, M25 and the national motorway network, the coast and Heathrow, Gatwick and Southampton airports. There is a good selection of state and private schools in the area including Bohunt, Churchers, Highfield, Alton Convent, Bedales and Ditcham Park. There are wonderful opportunities for walking, riding, golf and cycling in the area with footpaths directly onto Selborne Common.

Approximate Floor Area = 309.4 sq m / 3330 sq ft
 Outbuilding = 116.2 sq m / 1250 sq ft (Including Garage)
 Total = 425.6 sq m / 4580 sq ft



Ground Floor



First Floor



IMPORTANT NOTICE

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GENERAL REMARKS

Method of Sale

The property is offered for sale by private treaty.

Services

Mains water and electricity, private drainage. Oil fired central heating.

Broadband availability

Superfast available (Ofcom)

Mobile /Internet Coverage

Good outdoors (Ofcom)

Tenure

Freehold with vacant possession.

Local Authority

East Hampshire District Council

www.easthants.gov.uk

01730 266551

Council Tax

Band H

EPC

E51

Postcode

GU34 3LA

Directions

From the A3, having passed the turning to Liphook at the roundabout, take the third exit onto Petersfield Road. Continue for approximately 3.4 miles before turning left onto Selborne Common, just before The Selbourne Arms. Turn immediately left passing a blue sign and continue to the top of the hill where the entrance drive to the property will be found on the left hand side between two pillars.

What3Words

///landmark.roosters.spark

Viewings

By appointment with BCM WILSON HILL only

NB Brochure prepared July 2026



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