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NEWTON VALENCE
SOUTH DOWNS NATIONAL PARK



NEWTON VALENCE, HAMPSHIRE

A LIGHT AND SPACIOUS DETACHED RESIDENCE, ENVIABLY LOCATED IN AN IDYLIC SEMI RURAL SETTING IN THE HEART OF THIS SOUGHT AFTER VILLAGE WITHIN APPROXIMATELY 15 MINUTES DRIVE OF PETERSFIELD, ALTON AND LISS ALL WITH RAIL SERVICES TO LONDON.

THIS ATTRACTIVE HOME OFFERS WELL APPOINTED AND PROPORTIONED ACCOMMODATION WITH DUAL ASPECT PRINCIPAL ROOMS, OPEN FIREPLACES, APPROX 1.25 ACRES OF GROUNDS TO INCLUDE PADDOCKS, DETACHED DOUBLE GARAGE AND STABLE BLOCK. THIS ATTRACTIVE PROPERTY BENEFITS FROM MAGNIFICENT VIEWS OVER PARKLAND AND THE MEON VALLEY BEYOND AND IS WITHIN THE HIGHLY DESIRABLE SOUTH DOWNS NATIONAL PARK.

ACCOMMODATION

4 BEDROOMS, TWO BATHROOMS, KITCHEN, DINING/FAMILY ROOM, SITTING ROOM, STUDY, GARDEN ROOM, UTILITY & CLOAKROOM, STABLE BLOCK AND DETACHED DOUBLE GARAGE, ADDITIONAL PRIVATE PARKING.

SUMMARY OF FEATURES

STUNNING VIEWS OVER PARKLAND AND THE MEON VALLEY * HIGHLY SOUGHT AFTER VILLAGE LOCATION CLOSE TO COMPREHENSIVE ROAD AND RAIL NETWORKS TO LONDON & THE COAST * PADDOCKS AND STABLE BLOCK * FURTHER POTENTIAL (STPP)



THE COUNTRY HOUSE COMPANY

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DESCRIPTION

A rare opportunity to acquire this attractive home which has been in the ownership of the same family for many years.

Whilst the property is in need of some refurbishment it offers an excellent arrangement of light and spacious accommodation with well-proportioned rooms, superb outlook, approximately 1.25 acres of grounds, a stable block and garage.

The accommodation is arranged over two floors and includes, a welcoming entrance hall, spacious dual aspect sitting room with open fireplace, and a generous dining room with log burning stove. This room is partially open to the kitchen and if opened fully would make a perfect live in style kitchen/dining/sitting room.

In addition, there is an attractive triple aspect study, a garden room, bathroom, utility and cloakroom.

Upstairs on the first floor are three double bedrooms and a single bedroom, a family bathroom and, in our opinion, scope within the existing footprint to create en suite facilities and dressing area to the largest of the double rooms.



OUTSIDE

The property is approached via a private driveway which leads to an area for parking, a detached timber garage and stable block with hardstanding.

Steps descend to the property and the grounds surround the house.

Formal gardens with lawn and mature shrub borders/beds are enclosed by mature hedging with paddocks bordering open countryside to the westerly boundary.

SITUATION

The village of Newton Valence offers a thriving community centred around the village hall.

Neighbouring villages include Selborne and East Tisted both are easily accessible and offer village stores with public houses at Hawkley and Farringdon.

Idyllic in its setting, the village is surrounded by protected countryside and there are footpaths and bridleways in abundance, yet it is easily accessible to Petersfield, Alton and



Liss all with London train services and access to the A3/A31/A32 and the A272.

Well regarded schools within the area include Bedales, Churchers College, Ditcham Park and The Petersfield School.

Services: Mains electricity and water. LPG Gas central heating and private drainage.

Local Authority: East Hants Council.

Tenure: The property is offered for sale Freehold.

Viewing: Strictly by appointment via The Country House Company

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Prior to making an appointment to view, the agents strongly recommend that you discuss any points which are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey.





GROUND FLOOR
APPROX. FLOOR
AREA 1239 SQ.FT
(115.1 SQ.M)

FLOOR AREA 2089 SQ.FT (194.1 SQ.M)
(EXCLUDING VOID)

GARAGE AREA 260 SQ.FT (24.2 SQ.M)

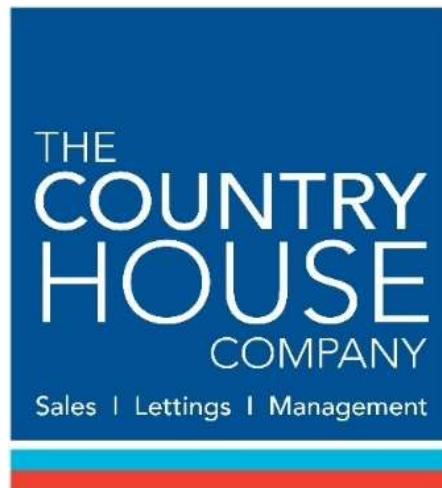
STABLES AREA 388 SQ.FT (36.1 SQ.M)

TOTAL APPROX. FLOOR AREA 2737 SQ.FT (254.4 SQ.M)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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