



THE  
COUNTRY  
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NEWTON VALENCE  
Nr Alton, Hampshire

## Newton Lane, Newton Valence Hampshire

A pretty refurbished and extended Grade II listed semi detached cottage, situated in the sought after village of Newton Valence within the South Downs National Park.



### Mileages (approximate)

Alton - 6 miles

Petersfield - 10 miles

Winchester – 17 miles

### Summary of Accommodation

#### Ground Floor

Sitting Room

Kitchen/Dining Room

Snug

Bathroom

#### First Floor

Two/Three Bedrooms

Cloakroom

### Description

A charming semi-detached Grade II listed cottage with 17<sup>th</sup> century origins which has been the subject of extensive, yet sympathetic refurbishment by the current owner.

The property, formerly the village Post Office, offers all the conveniences of modern living whilst retaining all the character features of a property of its period.

On the ground floor is a spacious dual aspect sitting room with impressive central fireplace



with log burning stove. There is a cosy snug and superb recently fitted, and extended, kitchen/dining room with range cooker, roof lantern and glazed double doors to the garden.

In addition and completing the ground floor accommodation is a stylish bathroom with freestanding bath and shower cubicle.

On the first floor are two bedrooms with a large dressing room to the main bedroom which is currently used as an occasional third bedroom. A jack and jill cloakroom serves both rooms.

### Outside

The gardens are private and lie to the rear of the house.

There is an attractive sun terrace with steps to a large area of lawn which is enclosed by mature hedging. To the rear boundary is a further terrace/barbecue area with useful store.

### Situation

The village of Newton Valence offers a thriving community centred around the village hall. Neighbouring villages include Selbourne 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 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. Private drainage and oil fired central heating

**Local Authority:** Winchester City Council

**Tenure and Possession:** The property is offered for sale Freehold.

### Viewing:

Strictly by appointment with The Country House Company.

Tel; 02392 633026

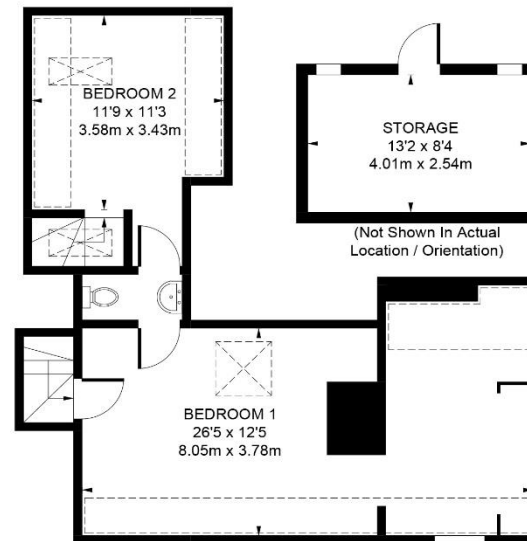
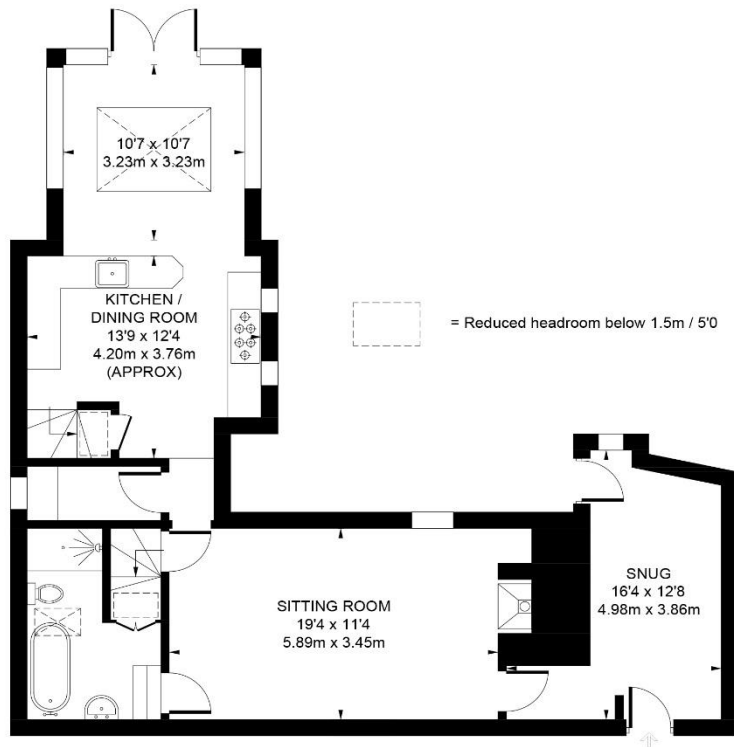
Email: sales@countryhousecompany.co.uk

**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**



### Disclaimer: (including fixtures and fittings)

Important Notice: The Country House Company and their clients give notice that: 1. They are not authorized to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. 3. The text, photographs, distances, times and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents and The Country House Company have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 4. All fixtures and fittings, curtains/blinds, carpeting, kitchen equipment whether fixed or not are deemed removable by the vendor unless specifically itemised within these particulars. Date of particulars 2021. Interior photos 2021



GROUND FLOOR  
APPROX. FLOOR  
AREA 843 SQ.FT  
(78.3 SQ.M)

FIRST FLOOR  
APPROX. FLOOR  
AREA 557 SQ.FT  
(51.8 SQ.M)

TOTAL APPROX. FLOOR AREA 1400 SQ.FT (130.1 SQ.M).  
STORAGE 110 SQ.FT (10.2 SQ.M)  
TOTAL 1510 SQ.FT (140.3 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.  
(ID 774100)



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