



Kemps Cottage

COLEMORE | ALTON | HAMPSHIRE | GU34 3RX

Wilson | Hill

Main Bedroom & En Suite Bathroom | 3 Further Bedrooms | Family Shower Room | Entrance Hall | Sitting Room | Dining Room | Study | Garden Room | Kitchen/Breakfast Room
Utility Room | Cloakroom | Outbuilding | Double Garage | Greenhouse | Well Stocked & Landscaped Garden in all about 0.44 acres (0.178 ha)

Petersfield 7.1 miles, Alton 8.9 miles, Alresford 8.2 miles, Liphook 11.5 miles, Guildford 28.2 miles, Winchester 15.2 miles, London 59.5 miles
Main line station with train services to London Waterloo at Petersfield & Alton. The A3 at Petersfield & the A31 at Alton



The Property

Kemps Cottage has evolved from a period former school master's cottage to a comfortable family home, with a lovely fusion of period charm and contemporary style. There is virtually a different country or garden view from every room in the house and the living space is well balanced and arranged on ground and first floors. Upstairs are three

double bedrooms, two modern bathrooms/shower rooms (one en suite). Downstairs the bespoke kitchen/breakfast room takes full advantage of the rear south facing sunny aspect and double doors open onto a lovely terrace. The three reception rooms are inter-connecting and the garden room provides a further hobbies space.





Location

Colemore is one of Hampshire's best kept secrets, part of an ancient landscape much unaltered over the centuries and now in the heart of the South Downs National Park. The village nestles in a high valley with an attractive mix of cottages and houses set back from the lane providing a neighbourly community in a secluded and remarkably unspoilt situation.

The neighbouring villages of East Tisted, Selborne and Froxfield provide a choice of local amenities with village primary schools at Froxfield and Selborne, sports clubs and village halls. The Pub with No Name is within a decent country walk. Petersfield, Selborne, Alresford and Alton are within easy driving range with their comprehensive range of facilities. The extensive

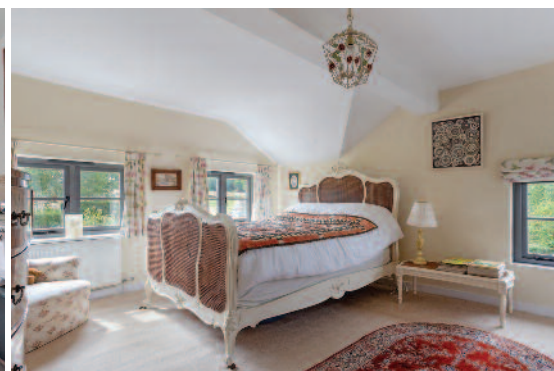
network of local lanes, footpaths from your doorstep and bridleways provide amazing walks and cycling routes, ideal for any country/outdoor enthusiasts.

The A3 provides good regional transport links to Guildford and Portsmouth (ferry services). Chichester, Southampton and Winchester are also within reach. There are well regarded state and private schools within the region, including Bedales and Churcher's in Petersfield.

Outside

The stunning English country garden has been well landscaped and stocked over many years providing seasonal colour and providing a private peaceful outdoor space and wonderful vistas over the surrounding

countryside or garden. There is a top lawn, an arbour walk clad in wisteria, a climbing rose, clematis and honeysuckle. A pleached hornbeam circle with water feature and many well stocked, colourful borders and a vegetable garden with greenhouse. Paved terraces provide options to sit out in the garden according to season and light. The outer garden is largely sheltered by mature hedges. There is ample parking and turning space in the driveway, which sweeps up to the entrance and a large double garage and an old garage which has scope to turn into a home office, studio or annexe. In all the garden and grounds are about 0.44 acres (0.178 ha).



I Directions to GU34 3RX

From Petersfield leave via Bell Hill (marked Steep/Froxfield). Proceed out of the town through Steep and straight on up Stoner Hill and at the top of the hill keep going on passing The Trooper pub, carrying on for about 2.7 miles. Then look for a narrow lane on your right marked 'Colemore'. Turning right here and as the road forks keep right carrying on along this lovely winding lane to the village of Colemore. At the T junction turn right and the drive to Kemps Cottage is next on your right.



Viewing strictly by appointment.

Approximate Floor Area = 189.2 sq m / 2036 sq ft
Garage / Outbuilding = 45.1 sq m / 485 sq ft
Total = 234.3 sq m / 2521 sq ft



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Services: Metered mains water and mains electricity.
Oil fired boiler providing hot water and heating. Private drainage.

Local Authority: East Hampshire District Council,
www.easthants.gov.uk, 01730 266551

Council Tax: Band G

EPC: E46

Wilson Hill have not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Maps and plans shown as a guide only.

Details and photographs dated July and September 2022

