



Kemps Cottage

COLEMORE | ALTON | HAMPSHIRE | GU34 3RX



Main Bedroom & En Suite Bathroom | 3 Further Bedrooms | Family Bathroom | Entrance Hall | Drawing Room | Dining Room | Study | Family Room | Kitchen/Breakfast Room
Utility Room | Cloakroom | Outbuilding | Parking | Double Garage with Separate Studio | Attractive Landscaped Gardens 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 Property

Kemps Cottage is an attractive and stylish cottage of much character which has recently undergone an extensive transformation by the current owners. Formerly a school master's cottage, the house has been significantly adapted over the years and now offers comfortable and welcoming accommodation with a contemporary feel throughout. Particular features include a spacious fitted kitchen/breakfast room with central island, formal drawing room with original large open fireplace, family room with delightful garden aspect and dining room providing direct access to the gardens and dining terrace.





Location

Colemore is a delightful rural hamlet set in beautiful countryside within the South Downs National Park, yet within easy reach of Petersfield and Alton. 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. More comprehensive shopping, recreational and educational facilities can

be found at Petersfield, Alresford and Alton all of which are within easy driving range. The extensive network of local lanes, footpaths and bridleways provide wonderful walks and cycling routes, ideal for any country/outdoor enthusiast and there is also easy access to the south coast.

Outside

The property is approached via a driveway providing parking, access to the detached double garage and a gated, privately screened off approach to the front door of the house. At the rear of the double garage is an artist's studio with a bright, sunny aspect and there is also a separate outbuilding, currently a store, which offers further scope subject to acquiring the necessary consents.

The gardens are a particular feature of the property, southerly facing and having been delightfully landscaped to provide a spacious paved terrace adjacent to the rear of the property, ideally suited for relaxation and dining purposes.

From the family room, rising steps and a path set amid formal, box hedging leads to a private seating area. The remainder of the garden is principally lawned with floral and herbaceous borders providing an open, sunny aspect across the neighbouring fields. In all the garden and grounds are approximately 0.44 acres (0.178 ha).



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 passing The Trooper pub, carrying on for about 2.7 miles turning right into a narrow lane marked 'Colemore'. Continue on the lane and as the road forks keep right carrying on along this lovely winding country lane to the village of Colemore. At the T junction turn right and the entrance to Kemps Cottage is next on your right.

 **WHAT3WORDS** ///looms.trackers.wrenching



Viewing strictly by appointment.

Approximate Floor Area = 189.2 sq m / 2036 sq ft
Garage / Outbuilding = 51.7 sq m / 556 sq ft
Total = 240.9 sq m / 2592 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:** D60.

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 August 2023

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