



HONEYCOMBE COTTAGE

Shalden, Alton GU34 4DU



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A delightfully quirky Grade II listed cottage with a wonderful fusion of contemporary design and period character.

Accommodation

Main bedroom with en suite dressing/shower room

3 further bedrooms | Family bathroom

Sitting room | Family room | Hobbies room | Study/bedroom 5 | Hall

Kitchen/breakfast room | Larder | Utility/boot room | Cloakroom

Double garage | Swimming pool

Well stocked garden | 2 sheds | In all about 0.75 acres (0.30 ha)

Grade II listed

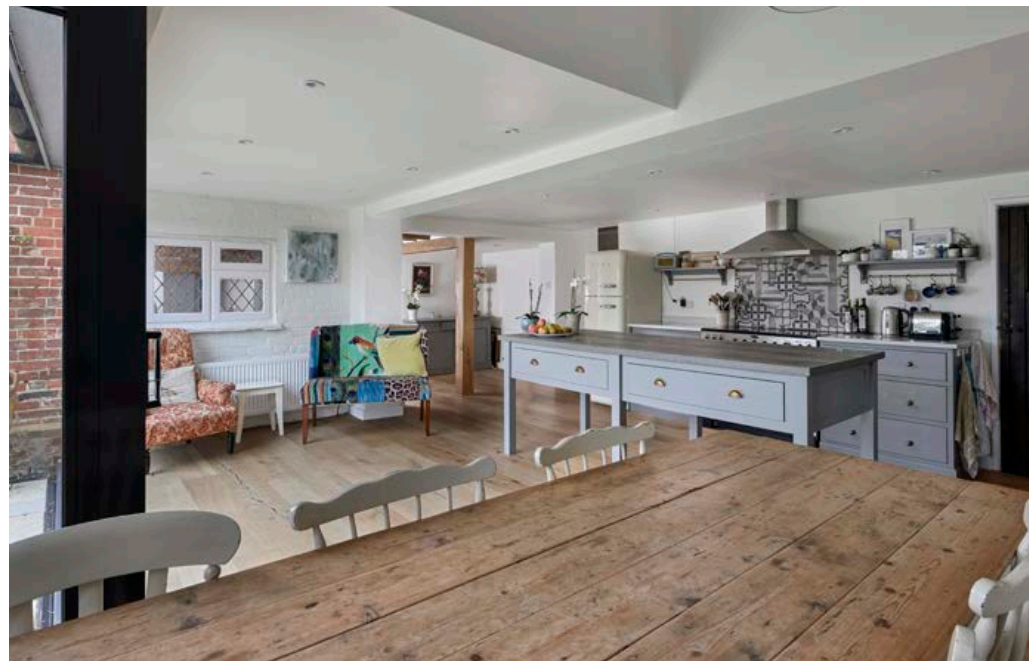
Approx 2781 sq ft (258.4 sq m)

EPC: E50

Alton 2.75 miles | Basingstoke 9.5 miles | Farnham 14 miles

Winchester 21.5 miles | London 53.3 miles

Local stations at Alton and Basingstoke to London Waterloo
(Mileages are approximate)



SALES & LETTINGS

PLANNING & DEVELOPMENT

RURAL CONSULTANCY

ARCHITECTURE & DESIGN



HONEYCOMBE COTTAGE

A delightfully quirky Grade II listed cottage with a wonderful fusion of contemporary design and period character providing a comfortable and versatile family home. A large modern open plan kitchen has full height sliding glass doors which draw the garden inside the house and is semi open plan to the cosy adjacent family room ideal for day to day living space. A well-proportioned beamed sitting room, with open fireplace, provides more formal entertaining space with a small hobbies room off. A good-sized study can also be used as a downstairs 5th bedroom and on a practical level, a great back entrance/boot room with part vaulted ceiling perfect for country living. Upstairs 4 further bedrooms all have their own unique character and views with a large modern family bathroom and en suite dressing/shower room to the main bedroom. In all, a manageable house, but with space for everyone to find their own corner.





SITUATION

It's all about the location.

Shalden is one of Hampshire's best kept secrets. Secluded and rural, yet remarkably accessible as many roads pass around, but not through, the village. Honeycombe Cottage lies at the heart of the village inside the conservation area with fields, a working farm and neighbouring houses around.

The cottage sits comfortably in a mature and well stocked English country garden at right angles to the timeless village street, where little has changed over the centuries.

Alton is within 2.75 miles for local needs and the M3 lies to the north at Odiham or Basingstoke. The A31 provides good regional transport links to Winchester or Farnham. Hampshire is well catered for with top performing state and independent schools all within the region.

There are many footpaths and bridleways in the area which provide a fantastic network of walks and options for cycling along miles of local lanes too.

OUTSIDE

An attractive country garden surrounds the house and is enclosed by some old yew hedges and laurel. A brick path leads to steps to the landscaped pool which is set within a crazily paved stone surround.

There are various stocked beds and 2 garden sheds.

As you step through the gate from the double garage the garden has a lovely open feel. There is also a good vegetable garden and fruit cage hidden behind a yew hedge. A gravel drive also provides day to day parking by the back of the house where there is a further area of landscaped garden.





GENERAL REMARKS

Method of Sale

The property is offered for sale by private treaty.

Services

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

Broadband availability

Ultrafast available (Ofcom). Fibre village network with Wessex Internet.

Mobile/Internet Coverage

Indoors limited, Outdoors likely (Ofcom)

Tenure

Freehold with vacant possession.

Construction

Brick and tile.

Local Authority

East Hampshire District Council

www.easthants.gov.uk

01730 266551

Council Tax

Band G

Postcode

GU34 4DU

Directions

Leave Alton on the B3349. After 0.3 of a mile turn left (Shalden/ Southwood Road 1 mile) continue into the centre of village. Turn left at the T junction into Shalden Lane and Honeycombe Cottage is the first house on your left.

What3Words

///canal.last.cowering

Viewings

By appointment with BCM Wilson Hill only.

Selling Agent

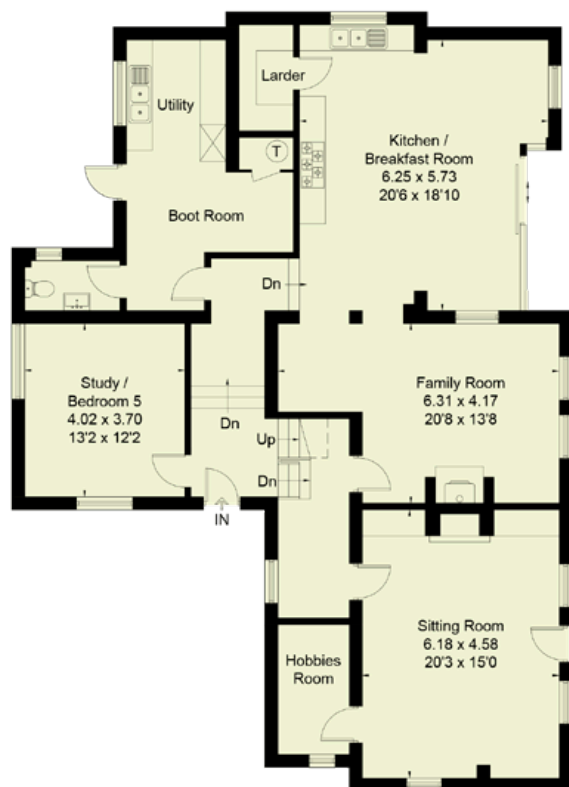
BCM Wilson Hill

4 Lavant Street, Petersfield, Hampshire GU32 3EW

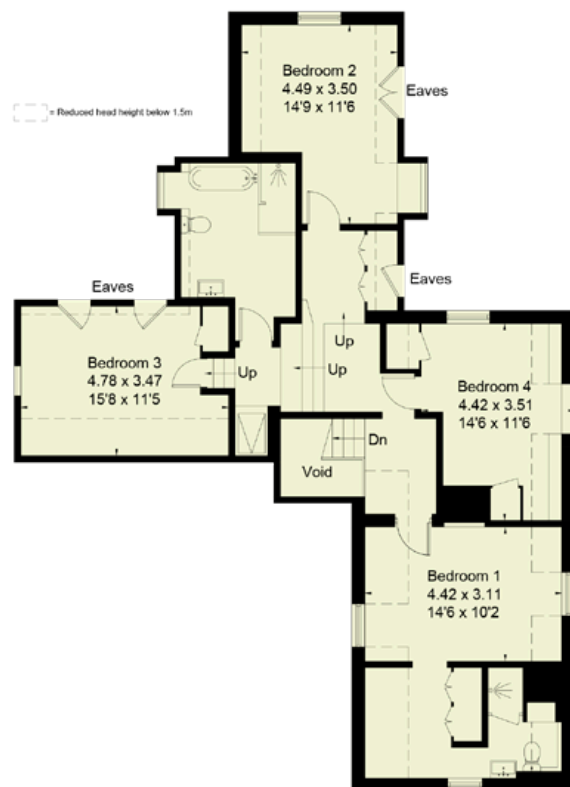
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NB: These particulars and photographs are dated March and June 2024.

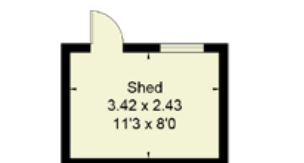


Ground Floor

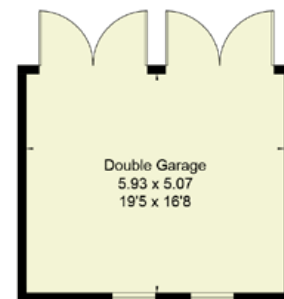


First Floor

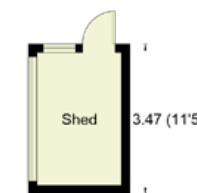
Approximate Floor Area
 Main House = 258.4 sq m / 2781 sq ft (Excluding Void)
 Garage = 30 sq m / 323 sq ft
 Total = 288.4 sq m / 3104 sq ft (Excluding Sheds)
 Not to scale. For identification purposes only.



(Not Shown In Actual Location / Orientation)



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(Not Shown In Actual Location / Orientation)

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