





****3D VIRTUAL TOUR**** Enjoying a rural setting in the Hampshire countryside, this ground floor apartment is located within a former Hop Kiln dating back to the 1800's. Converted in 2007, this award winning development is surrounded by fields and orchards. The Kiln sits between the villages of Blackmoor and Selborne in East Hampshire on Sotherington Lane. Selborne is a picturesque village that boasts a village store, public house and historic Church of St Mary's, as well as the well known "Gilbert White" museum.

The property is approached via an expansive brick paved driveway that extends around two sides of the building and leads to an open garage with allocated parking space. The Kiln itself enjoys two entrances that access a communal hallway with an impressive atrium with a bespoke steel and glazed staircase and attractive stone floors.

This ground floor apartment, located to the rear of the building comprises;

Spacious Hallway, with polished wood flooring that leads to the principle rooms, that include an open-plan sitting room, through a dining area into a modern fitted kitchen. The sitting area is dominated by floor to ceiling windows and double doors that allow an abundance of natural light and open out to the private garden, which is an ideal location to relax or enjoy alfresco dining. The double bedrooms afford similar views out to the garden, with the principle bedroom enjoying an en-suite bathroom and the second bedroom boasting a jack & jill shower room, with additional access from the hallway. The accommodation is concluded with an utility room and storage area.



Externally, as well as the private garden, the Kiln offers an

area of communal garden, visitors parking and direct access to open countryside, that is within the South Downs National Park.

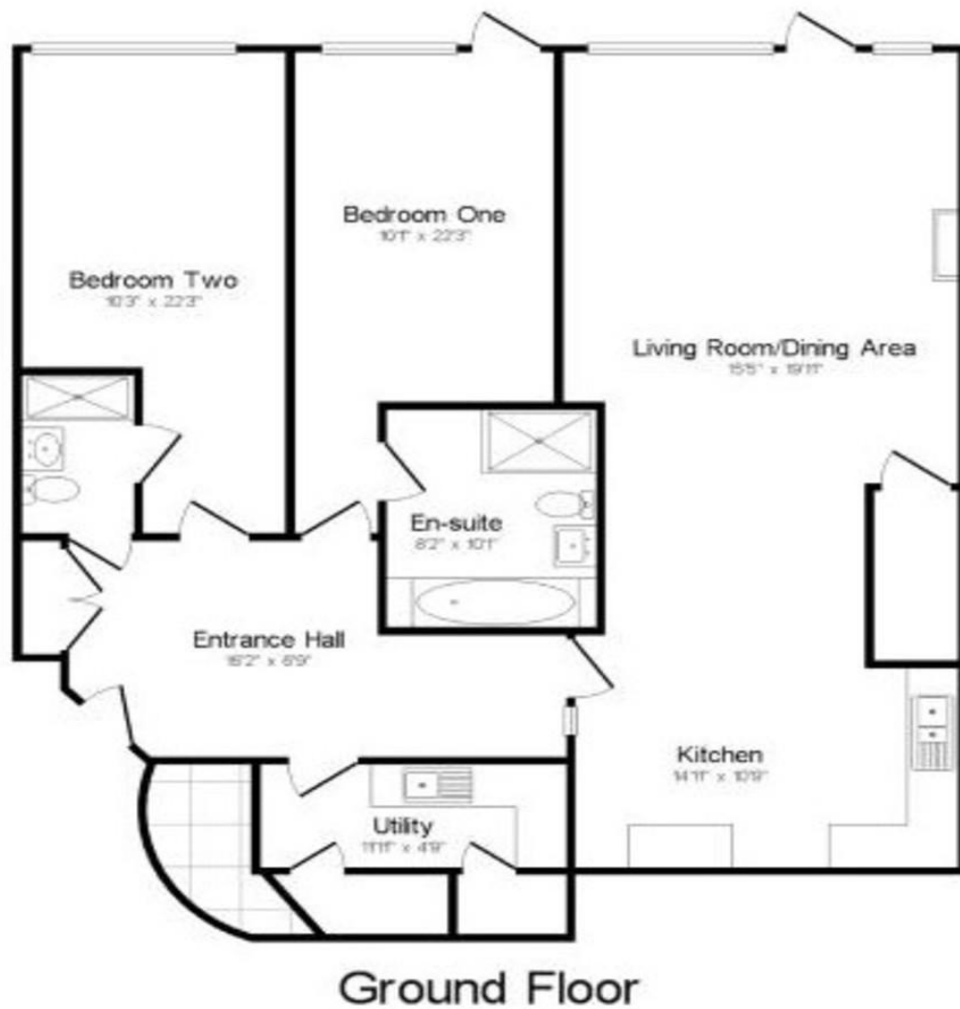
Council Tax Band D - £1793.71 East Hampshire District Council.

Lease 999 years from 01.01.2006. 984 years remaining.

Viewing strictly by appointment with Jacobs & Hunt, Petersfield. Tel: 01730 262744

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

