





The Retreat was originally built in 1865, part of the Home Farm to a Victorian mansion which later became the first Leonard Cheshire Home known as Le Court. It was professionally refurbished in 2010 to an exacting standard, resulting in a luxurious country home and forms part of a unique and interesting courtyard development.

The five courtyard properties form part of a very pretty private estate approached by a tree lined drive within the South Downs National Park and adjacent to a Site of Special Scientific Interest. They also benefit from a large partially fenced, and walled grassed area accessible for social and communal purposes.

The Retreat is well presented and offers charm and spacious living in a very tranquil location with stunning views over surrounding open Hampshire countryside.

The double fronted property has a large sitting room with a bright aspect and stairs to the first floor. There is an additional reception room with a wood burning stove and Bath stone surround.

To the rear is a very large utility room with WC and a door leading to the secluded courtyard garden which is a suntrap in the summer.

There are two stairs down from the utility area to the stunning kitchen/dining/family room.

The first floor offers a large master bedroom with ensuite bathroom. There is the possibility of knocking through the master bedroom to the mezzanine floor of the garage to either add an additional bedroom or living space, subject to



planning.

There are two further large double bedrooms with a family shower room.

Externally, there is a wonderful, private, walled courtyard garden, with wrought iron gate which leads to the two private parking spaces. There is further space for visitors parking.

The garage is alongside and has a staircase to the mezzanine floor.

There are gardens to the front of the house and a full width, private patio area which overlooks the beech hedge perimeter garden to the side and the bank is seeded with wild flowers

Stunning surrounding countryside and views - perfect for walking and rambling.

Electric heating and hot water provided by electric boiler.

Septic tank drainage

Double glazed windows

Council Tax Banding - Band E - £2286. East Hampshire District Council.

Viewings through Jacobs & Hunt, Petersfield.

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## Le Court, Selborne

Approximate Gross Internal Area = 169.1 sq m / 1820 sq ft  
 Garage = 48.2 sq m / 519 sq ft  
 Total = 217.3 sq m / 2339 sq ft

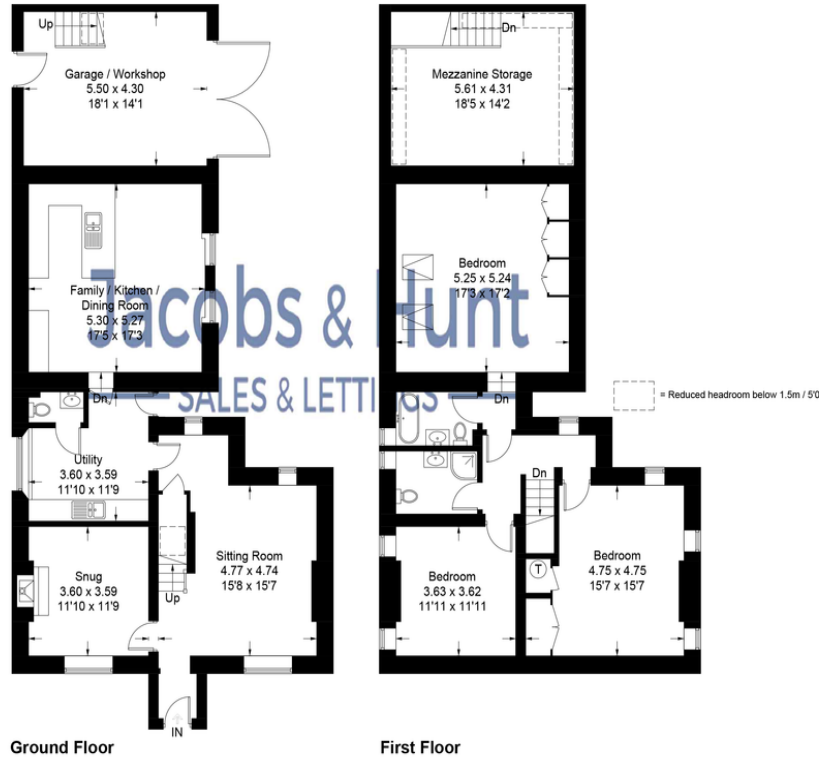


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID837051)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56   D	67   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

