



Spring Garden Cottage, Empshott, Liss, Hampshire, GU33

Guide Price: £500,000 Freehold

Requiring extensive modernisation, or possibly replacement (subject to Planning Permission), a detached Colt bungalow in gardens of approximately 0.2647 acre.

Three bedrooms, bathroom, hall, sitting room with dining area, kitchen and gardens.

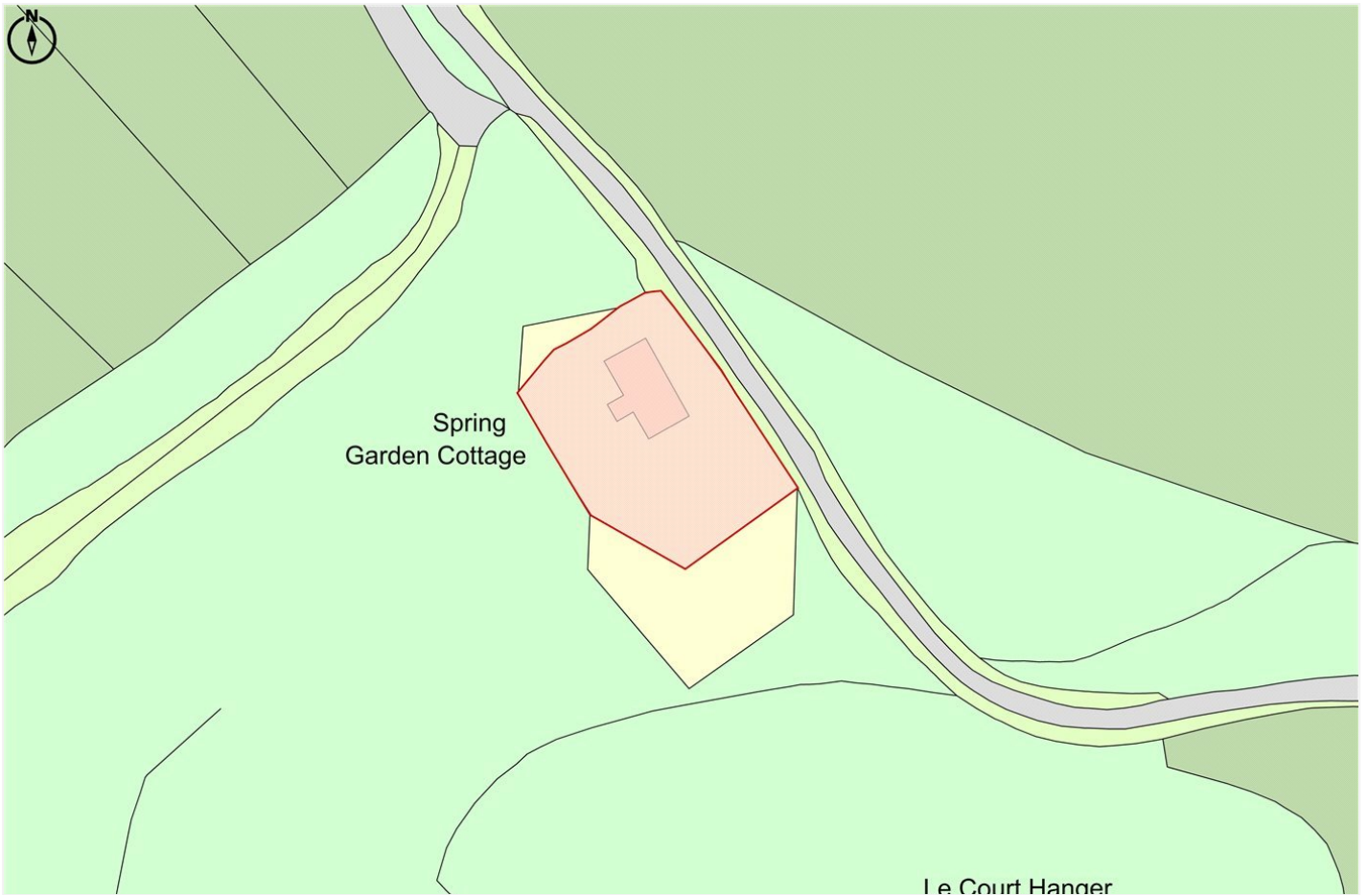
In all, approximately 0.2647 acre.

EPC Rating: "F" (27).

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DESCRIPTION

Situated in the rural hamlet of Empshott within the exclusive Le Court Estate, the property is a detached Colt bungalow believed to have been originally constructed in 1962. Subject to the usual consents, there may be the possibility to replace the property with something more substantial but must insist that any potential purchaser make their own investigations as to what would be feasible. Please note, that as the property is owned by a charity, the accuracy of these details cannot be guaranteed and therefore should not be relied upon. The property lies in a plot of approximately 0.2647 acre and is being sold with no onward chain.



LOCATION

Le Court is a semi-rural estate situated on the fringe of the small hamlet of Empshott and is located 1.5 miles south of Selborne, in between the picturesque villages of Hawkley and Greatham. Selborne has its own pub, shop, church and primary school. Further amenities can be found in the larger centres of Petersfield and Alton which also provide excellent transport links including a direct train service to London Waterloo. The property lies within the South Downs National Park which as you may expect, offers breath-taking scenery and fantastic outdoor pursuits. There are many popular schools in the area which include Bedales, Churcher's College, Ditcham Park, The Petersfield School (TPS) and Bohunt School,

Services: Mains water and electricity. Oil fired central heating and private drainage.

Ref: AB/220175/2

LOCAL AUTHORITY

East Hampshire District Council, Petersfield

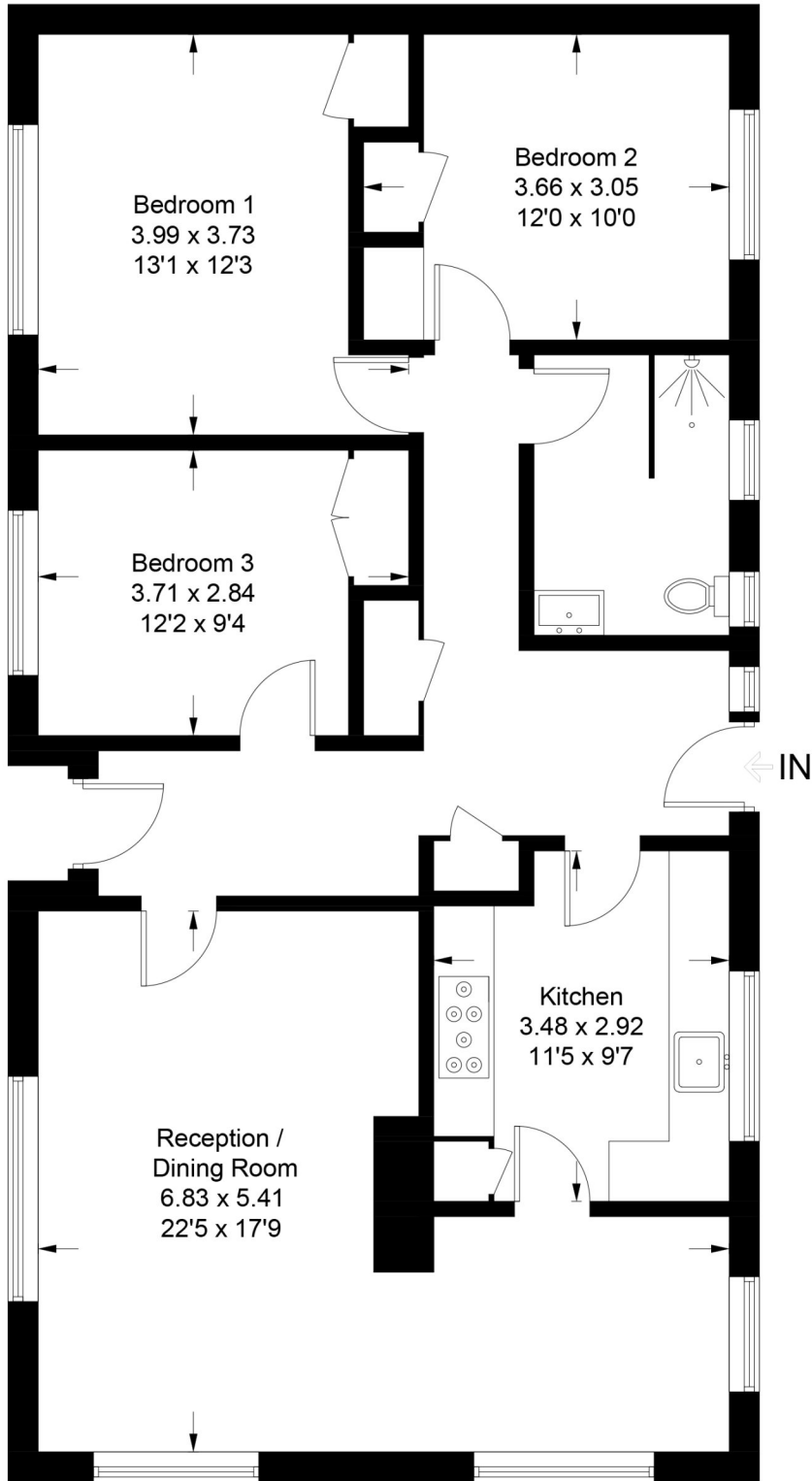
DIRECTIONS

From Petersfield, proceed north along the A3 and on reaching the Ham Barn Roundabout, take the first exit along the B3006 towards Alton. After approximately 1.2 miles, turn right into Le Court. Continue up the drive, following it around to the left and the property is the second house on your left-hand side.

What3Words location: slurred.makeovers.jogged

Le Court, GU33

Approximate Gross Internal Area = 96.8 sq m / 1042 sq ft



Ground Floor

PRODUCED FOR WINKWORTH ESTATE AGENTS.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. Created by Emzo Marketing 2023.

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