



House Martins, High Street, Selborne GU34 3JW

Alton

**Guide Price
£850,000**

First Floor Accommodation - 1577 sq ft

Sitting Room Opens into the Dining Room, Providing Generous Family Living and Entertaining.

Bedrooms: 4

Bathrooms: 2

Kitchen/Utility Area

Gated Private Parking For Numerous Vehicles

The first-floor accommodation is accessed from the rear of the property via a gated private driveway, providing ample parking for numerous vehicles. Beyond the driveway, the garden reveals an attractive and highly appealing bungalow-style home, occupying an elevated position with views over the garden and the Selborne Hanger beyond

The main entrance opens into a generous entrance hall, providing access to the shower room, utility area and kitchen. The hall also leads to a spacious sitting room, where large windows flood the space with natural light. This flows seamlessly into a substantial dining room, creating an excellent open and sociable layout, ideal for entertaining and family gatherings.

The dining room features a working open fire with a tiled surround, while the sitting room benefits from a decorative fireplace, adding warmth and character to both rooms. From the dining room, access is provided to four well-proportioned bedrooms, Victorian in origin and retaining some of the character and charm, all have double-glazed windows and plantation shutters for privacy, together with a family bathroom with a roll-top bath.

Outside, the large gravelled parking area leads through an arched gate onto a generous terrace, ideal for outdoor dining, entertaining and enjoying views across garden and Selborne Hanger beyond. The recently extended bungalow enjoys a desirable south-westerly aspect. The fully enclosed large garden is attractively landscaped with mature shrubs, well-stocked borders and low-maintenance lawns.





Ground Floor - Shop Premises

Class E Use

Plumbing For Kitchen and Bathroom

Electric Heating

1,002 Sq Ft Versatile Floor Space

An exceptional opportunity to acquire a versatile mixed-use property, comprising a ground-floor commercial element and a separate four-bedroom residence above, ideally situated on the High Street in the heart of the sought-after village of Selborne.

The ground floor extends to approximately 1,002 sq ft of adaptable accommodation, benefiting from Class E use and a prominent High Street frontage with its own independent entrance. The commercial premises are entirely separate from the first-floor residential accommodation, offering excellent flexibility for owner-occupiers, investors or those seeking a live-work arrangement.

Should a purchaser wish to reinstate the property as a single dwelling, a lockable storeroom has been created from the former stairwell, allowing a staircase to be readily reinstated to reconnect the ground floor with the first-floor accommodation.

The premises are well presented throughout and have previously operated as a village store and post office, butcher's shop, furnishings showroom and gallery, as well as an architect's office. The ground floor also lends itself to alternative residential uses, such as an annexe, subject to the usual planning consents.

Historically, the commercial premises have benefited from strong passing trade and enjoy their own forecourt. The ground-floor premises are currently designated as an Asset of Community Value until April 2027 (please contact us for further details).



Selborne Village

The property is situated in the centre of Selborne, a highly desirable village within the South Downs National Park, renowned for its strong sense of community and vibrant programme of social activities and events.

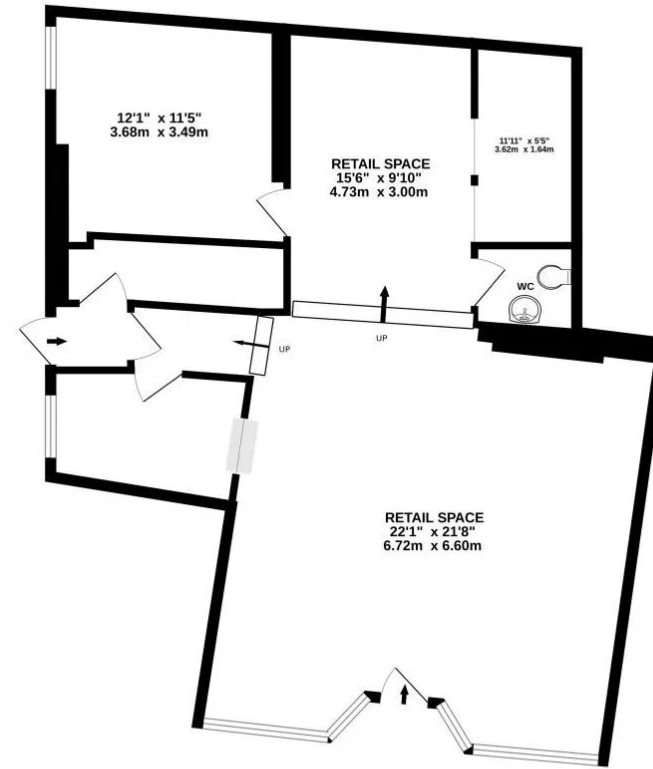
The village is home to The Wakes, the former residence of the naturalist Gilbert White, now a museum set within approximately 25 acres of heritage gardens and meadowland, which villagers are permitted to enjoy. The estate also includes a museum restaurant and shop.

Selborne offers a rich blend of history and community amenities, including the popular Selborne Arms public house, a microbrewery and tap room, Museum restaurant and shop, the Wine Society Progressive Club, pottery studios, and a well-regarded primary school and pre-school, with a range of state schools available nearby.

The village is also centred around a beautiful medieval church dating back to the 12th century, where Gilbert White once served as curate.

Surrounded by rolling countryside, wooded hills and an extensive network of walking trails, Selborne is a haven for walkers and birdwatchers alike. The South Downs setting provides outstanding natural beauty and a peaceful rural environment.

A short drive away, the bustling market towns of Alton and Petersfield offer a broader selection of high-street shops, supermarkets and traditional weekly markets. Alton is also home to the popular Watercress Line heritage railway, featuring steam trains through the Hampshire countryside. For commuters, mainline railway stations at Alton, Petersfield and Farnham provide regular direct services to London Waterloo. The nearby A3 offers convenient road access to London and towns along the south coast.

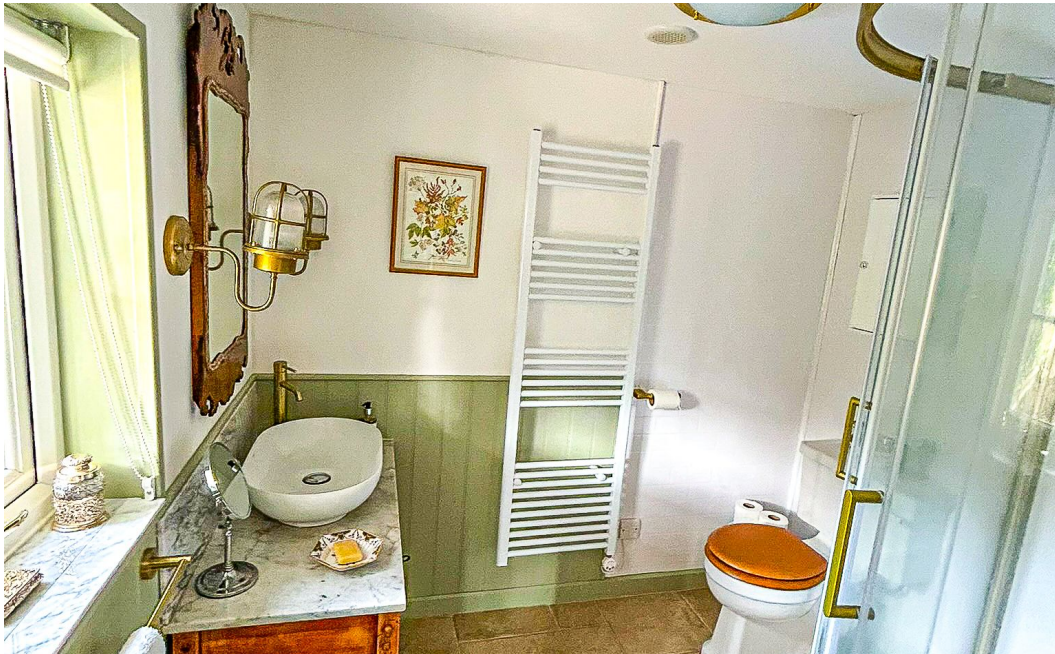
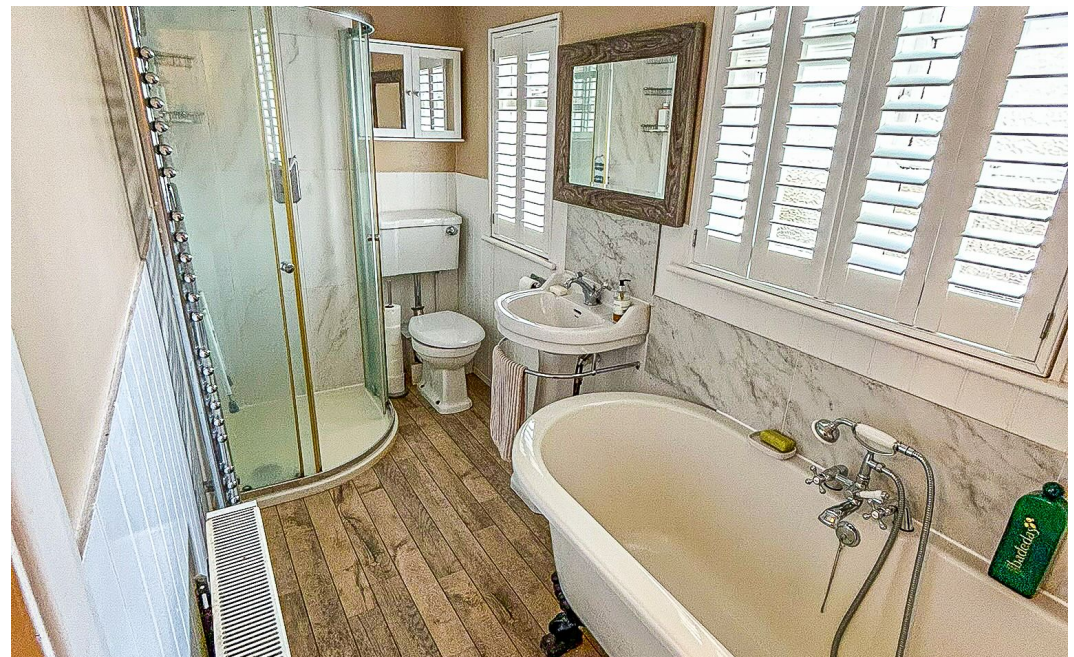


GROUND FLOOR
1002 sq. ft. (93.1 sq.m.) approx.

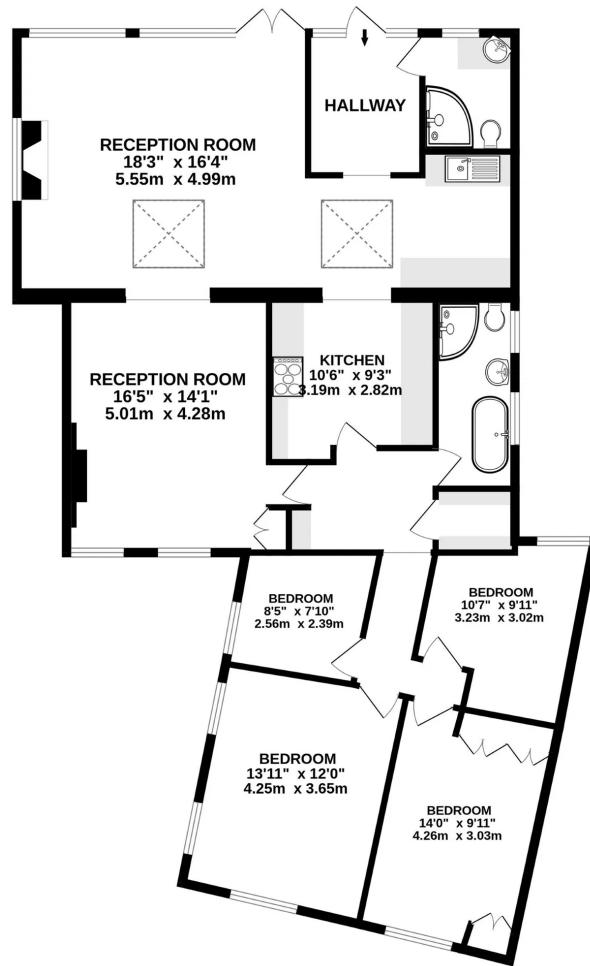
TOTAL FLOOR AREA: 1002 sq. ft. (93.1 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	69	69
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient – higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



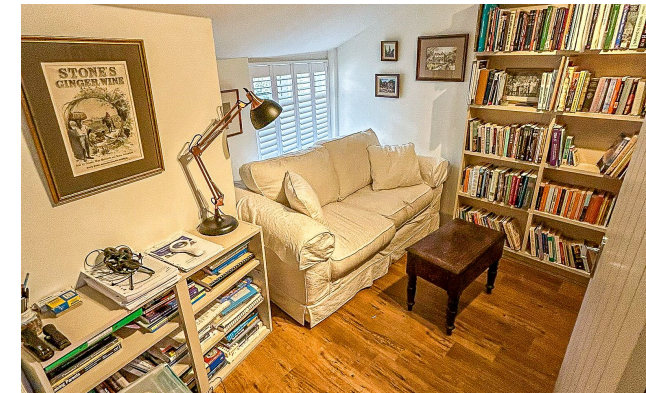
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FIRST FLOOR
1577 sq.ft. (146.5 sq.m.) approx.

TOTAL FLOOR AREA: 1577 sq.ft. (146.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
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(69-80)	C		
(55-68)	D	57	67
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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