



Lane End Cottage & Westers Cottage, Humbly Grove

---



# A pair of cottages with huge potential or as an investment opportunity.

---

Lane End Cottage & Westers Cottage are in the most romantic and idyllic location surrounded by beautiful countryside, and provide a unique opportunity to create and style a home to an incoming buyer's own taste and requirement. These semi-detached cottages are in need of complete updating and modernisation, and are being sold either as a whole or separately. Set within gardens and woodlands in this sought-after spot, this rare chance is a viewing must.

Both cottages have recently been rented out, but are in need of modernisation and some internal refurbishment in order to achieve a continuing good rental income. The current layout of the cottages are well planned, yet also offers the scope to extend, possibly under permitted development rights, reconfigure, combine, or even demolish, subject to the relevant building and planning consents. See previous application Basingstoke and Deane Borough Council 22/00131/FUL (withdrawn).

Each cottage is set over two floors, and both have a kitchen (in need of refitting), a living room, a downstairs cloakroom, an entrance hallway, two double bedrooms, a family bathroom (in need of refitting) and access to a substantial loft space (which could be converted subject to the necessary building consents).



4



2



4

EPC

E



## Outside

The garden could be another great feature of this home, with views overlooking countryside and woodlands surrounding the properties. The gardens are primarily west-facing, although they do wrap around the entirety of the property with an area of pastureland to the north. The total plot is around 1.19 acres. There is a double garage (in need of replacing), and further useful sheds.





## Services

Mains water and electricity. Oil fired heating (not tested). Septic tank.

Local Authority: Basingstoke & Deane

Council tax band: D

Tenure: Freehold

Postcode: RG29 1RY

Guide price: £1,500,000

\* Please note that the purchaser will be responsible for erecting a stock-proof fence from point A to point B following completion.

## Situation

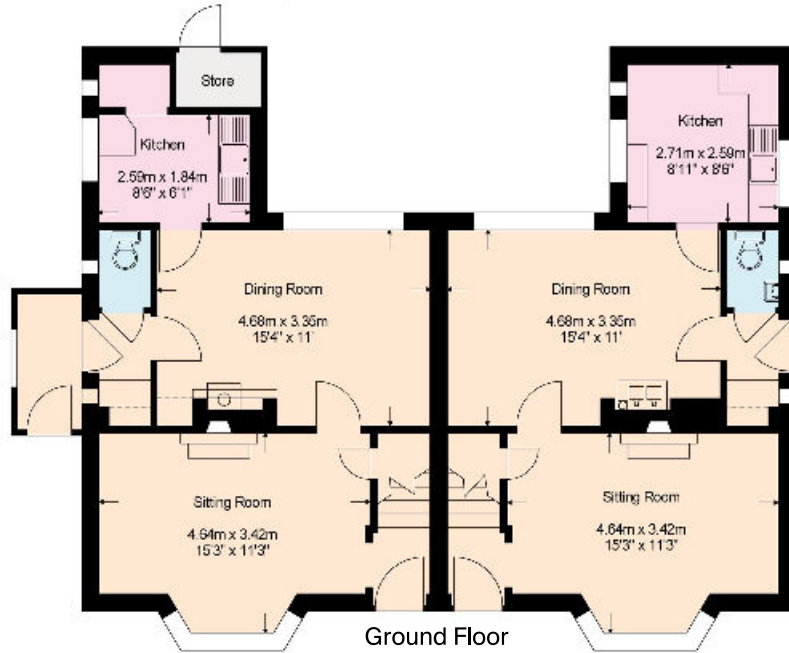
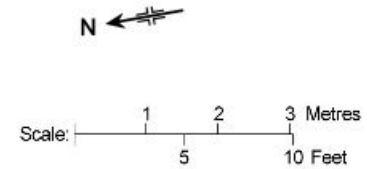
The cottages occupy a superb rural location, close to the small rural community of Blounce, about 1.5 miles from the village of South Warnborough, between the village of Odiham (4 miles) and town of Alton (4 miles). Blounce provides easy access for walking, riding, and cycling opportunities. South Warnborough has a renowned village shop with post office, public house, village hall, recreation ground and a Church. More comprehensive shopping and educational facilities are available in nearby Odiham. The local state and independent schools are well regarded, including Long Sutton Primary School, Robert Mays Secondary School and Lord Wandsworth College. The market town of Alton has an excellent range of shopping, recreation and education facilities including Sainsbury's, a leisure centre and a good choice of state and private schools including Alton Sixth Form College and Alton School. The area is well serviced for the commuter with the A31/A32 and M3 all providing good road links to London and the south coast. Mainline stations at Hook, Winchfield and Alton provide regular services to Waterloo.





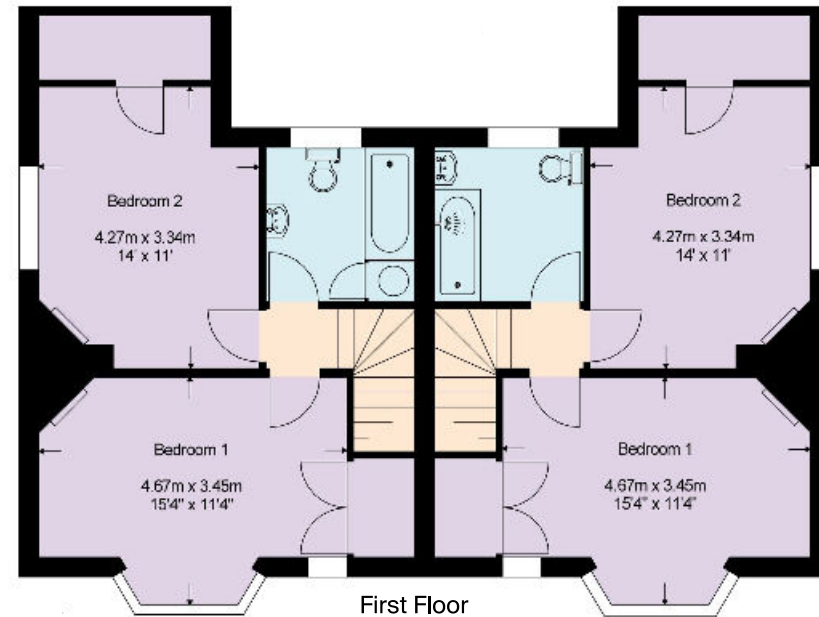
**Approximate Gross Internal Floor Area  
Lane End Cottage 89.56 sq m / 964 sq ft  
Westers Cottage 85.84 sq m / 924 sq ft**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



**Lane End Cottage**

**Westers Cottage**



**Lane End Cottage**

**Westers Cottage**

**Knight Frank**  
North Hampshire  
Matrix House  
Basingstoke  
RG21 4FF  
[knightfrank.co.uk](http://knightfrank.co.uk)

I would be delighted to tell you more  
**Mark Thomas**  
01256 630973  
[mark.thomas@knightfrank.com](mailto:mark.thomas@knightfrank.com)



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.  
Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all that information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.  
Particulars dated May 2023. Photographs and videos dated May 2023.  
All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.