



Alton, Hampshire

Offers Over £700,000

Alton, Hampshire

Located in the sought after village location of Binsted is this immaculately presented detached home built by the current owners to a very high standard and offering far reaching countryside views to the rear. The property offers a stunning open plan kitchen/dining room, dual aspect sitting room, study/family room and upstairs four bedrooms, an en suite and family bathroom. Additionally, there is a detached barn style garage and driveway parking.

Step into the entrance hall which is light and airy with a contemporary glass finish to the staircase, side aspect window and a tiled floor which has underfloor heating. Positioned to the right of the hall is the study/family room which has a front aspect window. Further along the hall and also positioned to the right is the utility room which features a range of units with surfaces over, space for appliances and a side aspect door onto the access to both the garden and the driveway. Positioned to the rear of the hall is the heart of this home, the kitchen/dining room which has a continuation of the tiled floor, features a full range of country style wall and base units with stone surfaces over, inset one and a half bowl sink and drainer, space for a cooker, integrated fridge, freezer and dishwasher, a side aspect window and through to the rear bi-folding doors and side aspect windows capturing the far reaching views to the rear. Additionally, there is lantern style roof creating plenty of light into this area. Completing the ground floor accommodation is the sitting room which is dual aspect and is positioned to the left of the hall and has solid oak flooring, a fireplace with hearth and a wood burning stove.

Upstairs there are four bedrooms, the master bedroom is positioned to the left of the landing and enjoys views over the fields via a rear aspect window and to the front of the bedroom there is a walk in wardrobe and an en suite. The en suite has a shower cubicle, wash hand basin inset vanity unit, WC, part tiled walls, tiled floor and a front aspect obscure window. The second bedroom is positioned to the front and the two remaining bedrooms enjoy views to the rear. The family bathroom completes the first floor and has an enclosed bath unit with a wall mounted shower over, shower screen, wash hand basin, tiled floor and part tiled walls and a side aspect obscure window. Off the landing there is access to the loft, an airing cupboard and storage cupboard.

To the rear there is an area of patio immediately off the property with a couple of steps leading up to an area of lawn. To the rear of the garden there is a post and rail boundary with breath-taking views of the fields beyond. Additionally, there is a rear access gate for the owners to enjoy walks out into the fields. To the side there is an access gate which provides a way through to the driveway. To the side of the property there is a block paved driveway providing access to the barn style detached garage which has barn style doors, power, light and eaves storage and to the front of the property there is additional parking laid to stones with a path providing access to the front door.

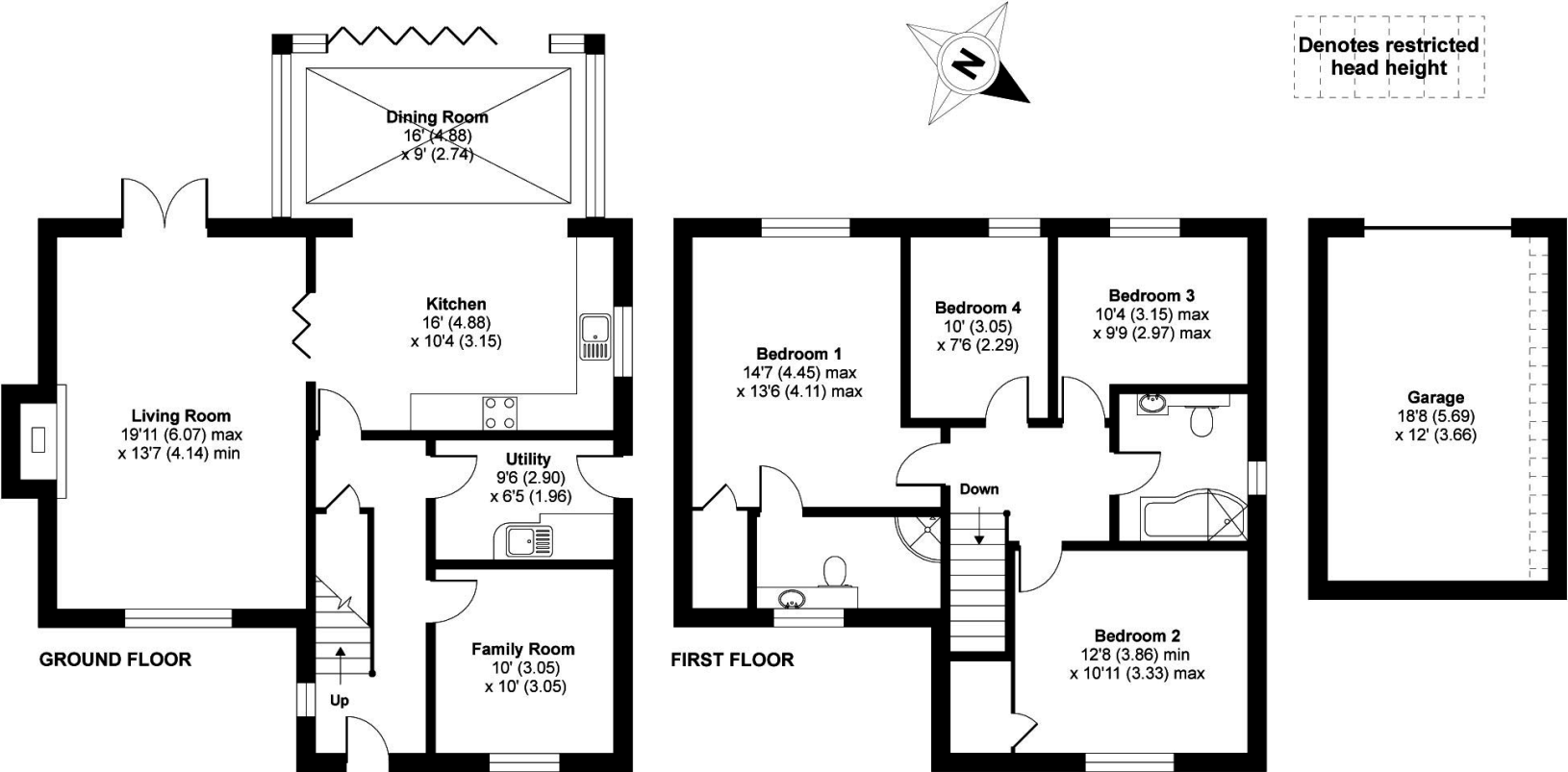
- Four Bedroom Detached
- Dual Aspect Sitting Room
- Study/Family Room
- Kitchen/Dining Room
- Underfloor Heating
- Utility Room
- En Suite Shower Room
- Family Bathroom
- Views Over Fields Behind
- Village Location



Floor Plan

The Street, Binsted, Alton, GU34

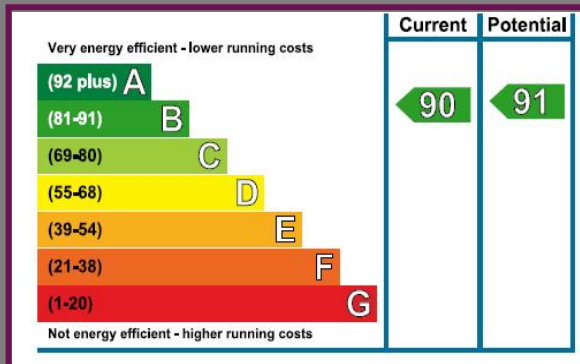
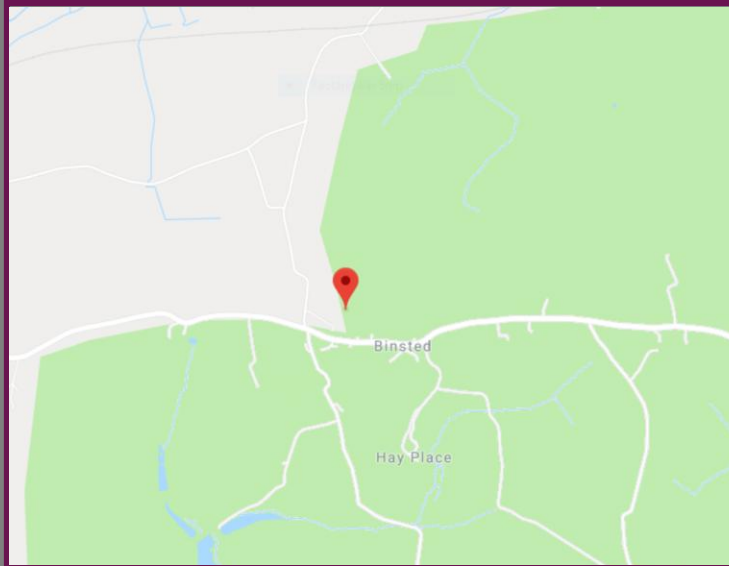
APPROX. GROSS INTERNAL FLOOR AREA 1844 SQ FT 171.3 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT & INCLUDES GARAGE)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Location

This property can be found in the sought after village location of Binsted which offers convenient access into Alton and to the A31 serving both Farnham and Winchester. Mainline train stations can be found in Alton and Bentley serving London Waterloo in just over an hour. Binsted has a primary school, church and Eggars secondary school is located in Alton within a convenient drive of the property.



We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract.

If you require clarification of any points then please contact us especially if you are travelling some distance to view.

Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.