



4 Eastview Gardens, Crows Lane, Upper Farringdon, Alton, Hampshire, GU34  
3ED

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Stunning location with beautiful private garden and set in the sought after village of Upper Farringdon, a rare opportunity to purchase this three bedroom semi detached family home. Offering a large dual aspect open plan living area with sitting room and kitchen and doors leading to the conservatory with views over the private garden along with the bathroom, additional shower room and the entrance boot room. On the first floor there is the master bedroom with fitted storage and fabulous views out across the garden, bedroom two is a double and bedroom three is a good sized single. To the front of the property the private driveway offers ample parking for three to four cars. The rear garden is a rare treat and is approximately 130ft long with well-established planting and herbaceous borders, creating an amazingly beautiful private garden.

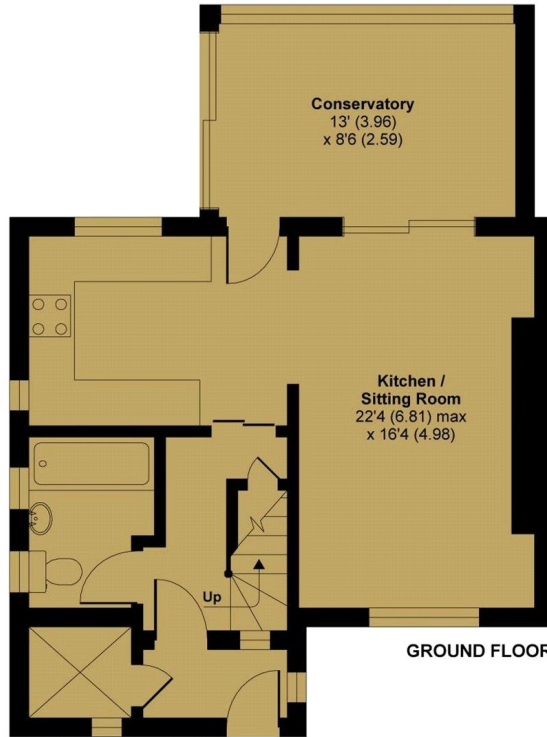
## Specification

- Semi-detached family home
- Three bedrooms
- Family bathroom and separate shower room
- Open plan sitting/kitchen room
- Conservatory
- Garden and driveway with parking

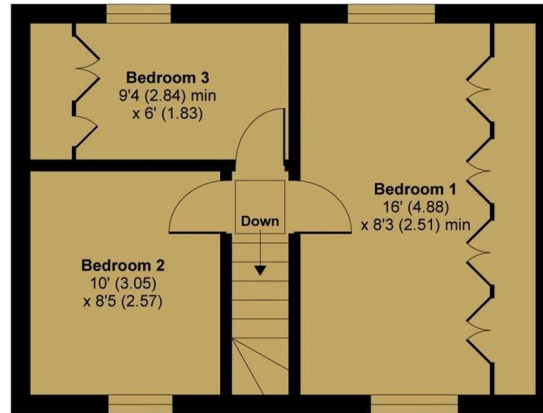




TOTAL APPROX. GROSS INTERNAL FLOOR AREA 900 SQ FT 83.6 SQ METRES.



GROUND FLOOR



FIRST FLOOR

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.

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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) <b>A</b>		
(81 to 91) <b>B</b>		
(69 to 80) <b>C</b>		77
(55 to 68) <b>D</b>	58	
(39 to 54) <b>E</b>		
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Wales &amp; N.Ireland</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 to 100) <b>A</b>		
(81 to 91) <b>B</b>		
(69 to 80) <b>C</b>		72
(55 to 68) <b>D</b>	51	
(39 to 54) <b>E</b>		
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England, Wales &amp; N.Ireland</b>	EU Directive 2002/91/EC	

## Situation

The charming and historic village of Farringdon offers a public house and convenient access to both Alton and Petersfield via the A32. The village is 2.8 miles (4.5 km) south of the Georgian market town Alton with its wide range of shopping facilities, sports complex and mainline railway station (London Waterloo) plus the popular Watercress Line with its enchanting steam locomotives.

## Local Authority and school catchments

East Hampshire District Council, Chawton CE Primary School and Amery Hill School

## Guide Price

Offers in Excess of £395,000

## Tenure

Freehold







Disclaimer Property Details: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Julius Caesar House, 66 High Street, Alton, Hampshire, GU34 1ET t: 01420 87666 e: [alton@chartersestateagents.co.uk](mailto:alton@chartersestateagents.co.uk)

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