



Florrie Place, Gosport Road, Lower Farringdon, Alton, Hampshire, GU34 3DL





## ACCOMMODATION

Capture the imagination with this three-bedroom Victorian terrace, ideally situated within the sought-after village of Lower Farringdon and sitting within the South Downs National Park, offering beautiful country walks straight from your own front door. The property has retained many original features and has recently had a new bathroom suite installed. This home is ideal for anyone looking for a character property with the potential to recreate their own living space within this wonderful village. It comes to market offering a sitting room with working fireplace, part integrated kitchen, utility area, family bathroom with shower over and study/garden room. Stairs lead up to the first floor where you will find the three bedrooms, one large double and two singles. Externally, there is a cottage garden to the front and to the rear is a courtyard style terraced area, private parking and a detached garage with access to the private rear garden that is mainly laid to lawn with open fields beyond. This truly is a fantastic opportunity to own a characterful property within this lovely Hampshire village.

Approximate Area = 1066 sq ft / 99 sq m (includes garage)

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

SITUATION

The Georgian market town of Alton has a wide range of shopping facilities, excellent road links with the A31 for Farnham, Guildford and Winchester, excellent secondary education and a sixth form college. There is a sports complex with swimming pool and a mainline rail station (London Waterloo) plus the popular Watercress Line runs close by with its enchanting steam locomotives.





#### **SPECIFICATION**

- Victorian Cottage
- Sought-after village location
- Three Bedrooms
- Two reception rooms
- Kitchen with separate utility
- Newly fitted bathroom suite
- Front and rear gardens
- Private parking
- Detached garage
- No forward chain

#### **LOCAL AUTHORITY**

East Hampshire District Council  
Council Tax Band C

#### **GUIDE PRICE**

Asking price of £325,000

#### **TENURE**

Freehold