



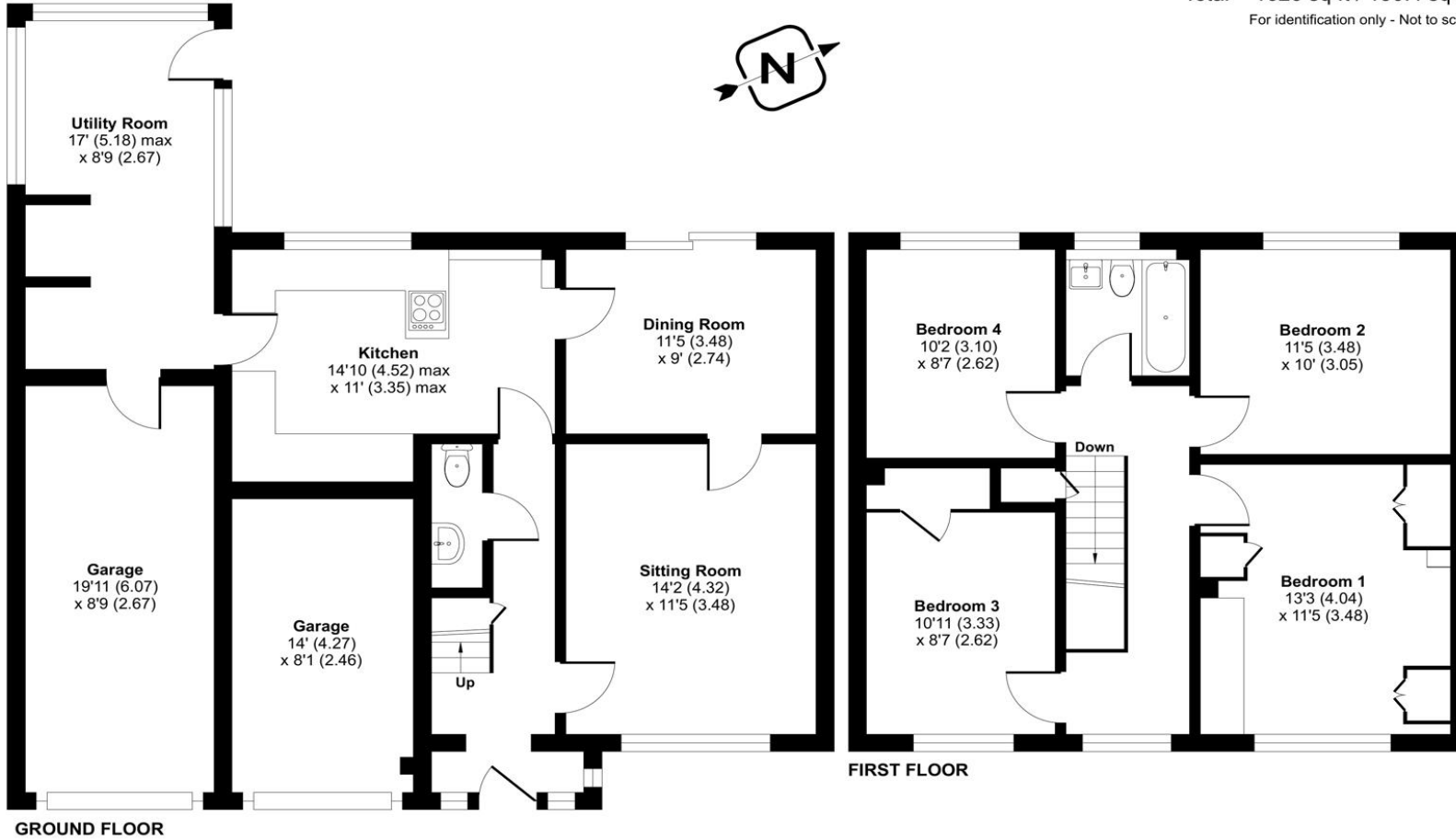
Binsted Road, Blacknest, Alton, Hampshire, GU34 4QD



ACCOMMODATION

Opportunities like this are rare, imagine the possibilities with this renovation project presenting an opportunity to craft your own bespoke home, amidst a beautiful plot adorned with fruit trees and mature hedgerows, a blank canvas awaiting your personal touch. The property sits on the edge of a very sought-after village location and the South Downs National Park, the potential to transform this property into your ideal sanctuary is limitless. It comes to the market offering an entrance hallway, guest cloakroom, sitting room, dining room/second reception, kitchen/breakfast room and a lean-to utility/additional living space with access to the attached garage with stairs leading up to eaves storage. From the entrance hallway, stairs take you up to the first floor where you will find the family bathroom and the four good-sized bedrooms. Externally, to the front of the property is driveway parking leading to the integrated double garage and side access to the private rear garden, mainly laid to lawn with mature fruit trees and a large outbuilding. Whether you are envisioning a peaceful retreat away from the hustle and bustle or seeking a spacious family home with endless potential, this property ticks all the boxes. Don't miss the chance to make this your own and embark on a journey of transformation and discovery. For more information or to arrange a viewing, please contact Charters of Alton.

Approximate Area = 1326 sq ft / 123.1 sq m
 Garage = 294 sq ft / 27.3 sq m
 Total = 1620 sq ft / 150.4 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		69
(55-68)	D		
(39-54)	E		
(21-38)	F	25	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Charters Estate Agents Limited. REF: 1082470



SITUATION

Blacknest is conveniently positioned for access to outdoor recreational facilities including Alice Holt Forest, The Surrey Hills and the Devil's Punchbowl which provide stunning opportunities for walking, riding and other leisurely pursuits. Blacknest Fields, a site dedicated to nature and community, is just down the road from the property. The Georgian market town of Farnham is accessible within 4.5 miles and provides a comprehensive range of shopping, cultural, leisure and educational facilities and establishments. Bentley village lies mid-way between Farnham and Alton on the Hampshire/Surrey border. Local amenities include highly regarded primary schools in Bentley, Rowledge and Binsted, whilst the mainline station in Bentley offers a fast regular service to Farnham/Waterloo (around 65 mins) and the area enjoys ready access to large areas of unspoilt countryside.



SPECIFICATION

- Exciting renovation project
- Situated at the edge of a sought-after village
- Four bedrooms
- Two reception rooms
- Kitchen/breakfast room
- Separate utility area
- Family bathroom and guest cloakroom
- Double garage with eaves storage and driveway parking
- Large private garden
- Just outside the South Downs National Park

LOCAL AUTHORITY

East Hampshire District Council
Council Tax Band: F

ASKING PRICE

£600,000

TENURE

Freehold

AGENTS NOTE

Oil-Fired Central Heating