

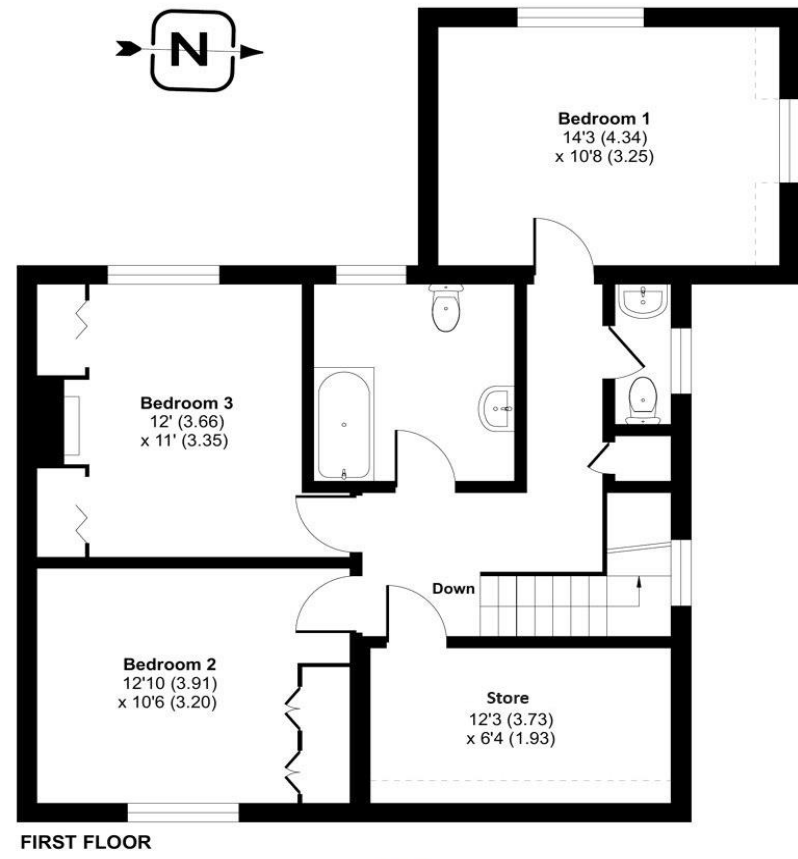
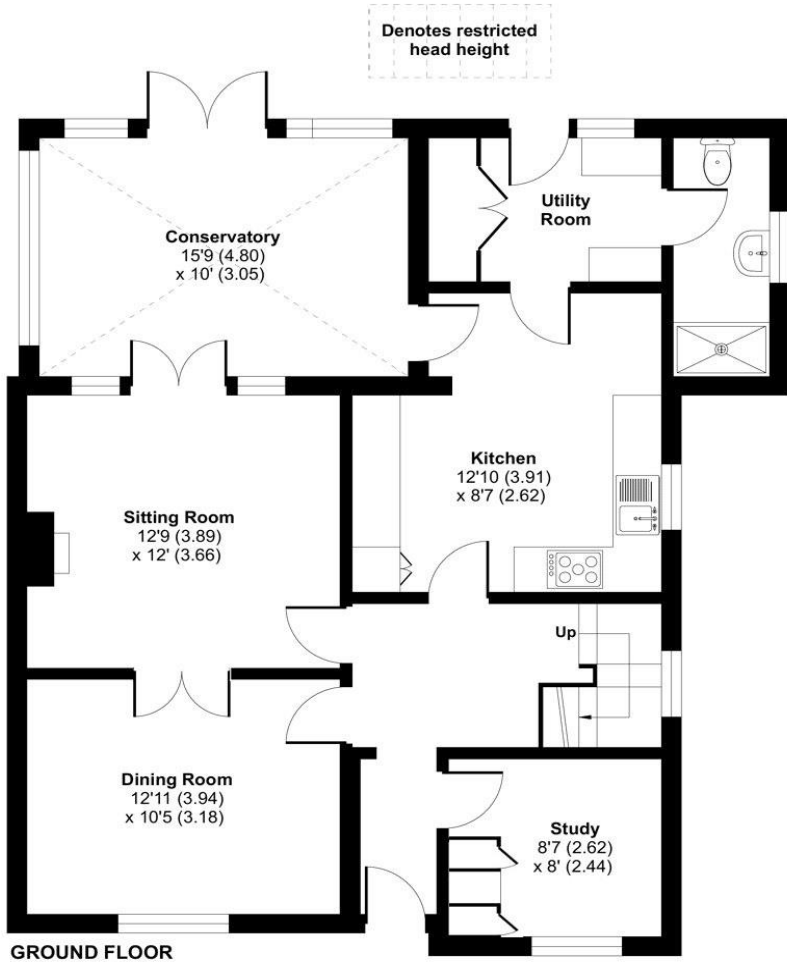


Gosport Road, Lower Farringdon, Alton, Hampshire, GU34 3DL



ACCOMMODATION

Nestled within the serene beauty of a picturesque village in the South Downs National Park, this delightful detached house, once the Old Police House, exudes charm and character. Thoughtfully renovated and improved by the current owners, this property boasts beautifully presented interiors, complemented by the wrap-around gardens, south westerly patio and a pitched roof conservatory adding. An entrance hall creates a warm welcome and stairs ascend to the first floor. To the front of the property, is the study and a stunning separate dining room, which flows through to the cosy sitting room via a set of double doors. The bright and airy conservatory provides a further versatile living space. The kitchen has a wonderful cottage style feel and is complemented by a utility/ boot room perfect for muddy children and dogs, with direct access to the refreshed downstairs shower room. The property continues to impress on the first floor, with three double bedrooms. The dual-aspect principal bedroom is found to the rear of the home, overlooking the garden. Bedroom two benefits from newly fitted built-in storage and the third bedroom displays character charm, with a fireplace and ample built in storage. A modern family bathroom serves all three bedrooms, with a further W/C for added convenience. Externally the gardens have been meticulously landscaped, with a lawn and plantings to the front, and a newly laid patio, low maintenance artificial lawn and borders with railway sleepers in the rear garden. A large shingled drive provides plenty of off-road parking. Embrace village life, while having the convenience of Alton high street and train station just 4 miles away. Ideal for those looking for characterful living with contemporary convenience.



Approximate Area = 1689 sq ft / 156.9 sq m
 Limited Use Area(s) = 19 sq ft / 1.7 sq m
 Total = 1708 sq ft / 158.6 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		80
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(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). © ncthemcom 2024. Produced for Charters Estate Agents Limited. REF: 1089252



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

- End of chain property
- Serene village setting in South Downs
- Charming Former Old Police House
- Wrap-around gardens
- South-westerly patio
- Pitched roof conservatory
- Flexible living spaces
- Charming cottage-style kitchen
- Utility boot room with shower room
- Off-road parking

LOCAL AUTHORITY

East Hampshire District Council
Council Tax Band F

GUIDE PRICE

Asking Price £595,000

TENURE

Freehold