



The Street, Binsted, Alton, Hampshire, GU34 4PB





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Surrounded by rolling countryside, and within walking distance of the village's renowned primary school and the delightful gastro-style pub, this home offers the very best of rural living.



- Character detached cottage • Three bedrooms
- Family bathroom and en-suite • Stunning kitchen/breakfast room
- Three reception rooms • Landscaped gardens
- Newly built Garage/fully plumbed Garden Room



ACCOMMODATION

At the heart of the home lies the fantastic open-plan kitchen, dining, and breakfast room. Designed for modern family living this space is perfect for entertaining or enjoying quiet evenings together. Off of the kitchen is a separate utility room, practical and efficient, with plenty of built-in storage options. The sitting room is a cosy yet spacious area to relax and unwind, full of characterful features, with an inglenook fireplace complete with wood burner. Between the kitchen and sitting room are two versatile rooms which can be adapted to your lifestyle; during their ownership, these areas have been used as playrooms, studies and a fourth bedroom by the current owners. On the first floor you will find three double bedrooms with the principal suite offering a contemporary en-suite shower room and walk-in wardrobe. The elegant family bathroom, complete with built-in storage and a free-standing clawfoot bathtub, completes the accommodation on the first floor. Externally, to the front of this bespoke home is a beautifully manicured cottage garden that has been planted to bloom throughout the seasons. To the rear of the property French doors open onto a south facing and recently laid patio / lawn area. Beyond which is a newly designed and fully plumbed in garden room with WC and shower. Offering a flexible space, perfect as a home office, additional guest room or as a creative studio. Finally, the generous sized garage with power and light is an ideal space for storage, the car or as a workshop. This home truly has it all - period character, modern comforts, and an unbeatable location. Don't miss the opportunity to own this remarkable property. Contact us today to arrange your viewing and take the first step toward making this dream cottage yours.



SITUATION

The extremely attractive village of Binsted is situated on the edge of the South Downs National Park with some wonderful views and walks across the local countryside. The market town of Alton is about 4 miles away and the nearest railway station about 2 miles away in Bentley. Binsted also has its own recreation ground and sports pavilion and Binsted Village Fete is one of the annual highlights held on the recreation ground. There is also a parish church, public house and primary school.

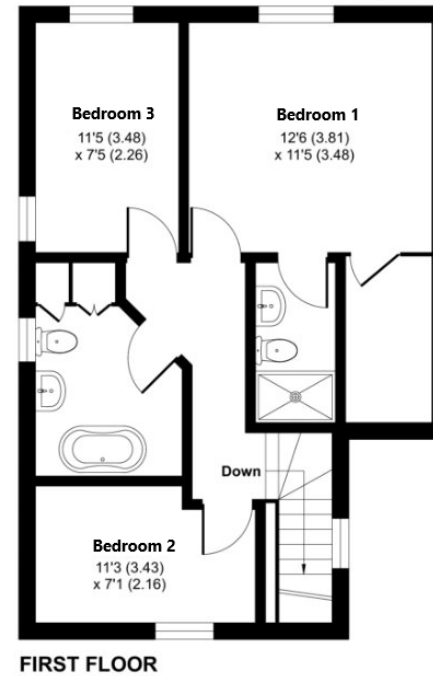
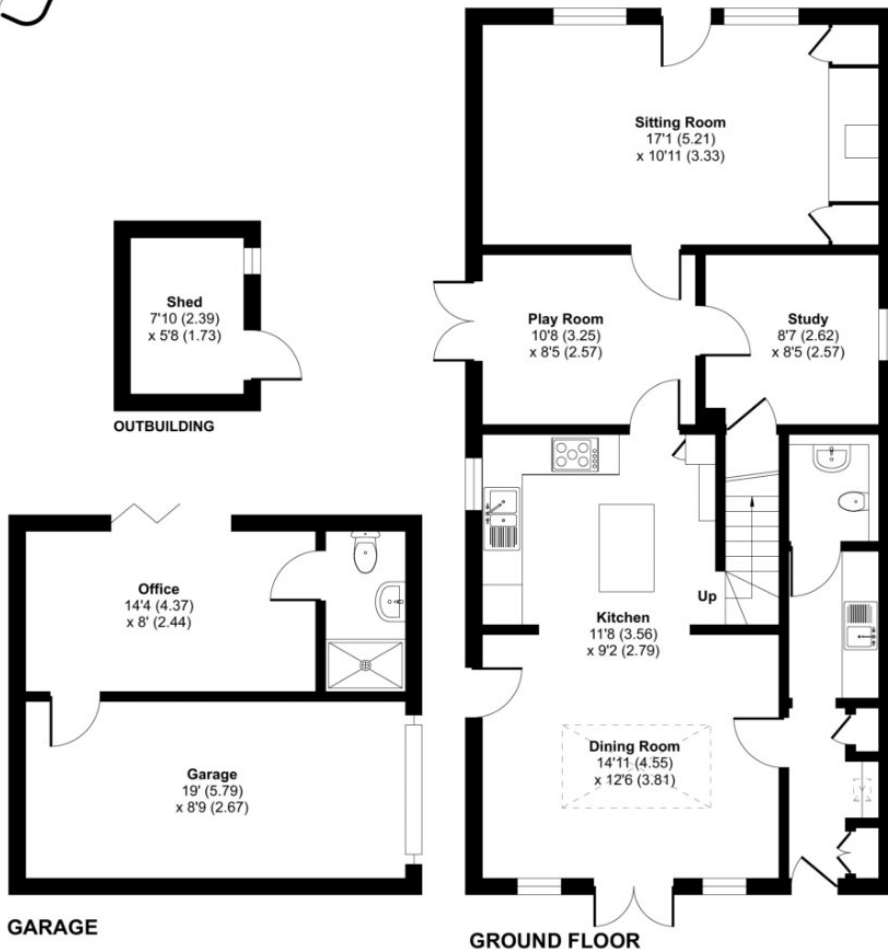






Approximate Area = 1391 sq ft / 129.2 sq m
 Garage = 329 sq ft / 30.5 sq m
 Outbuilding = 44 sq ft / 4 sq m
 Total = 1764 sq ft / 163.7 sq m

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		81
B		
(69-80)		
C		
(55-68)	63	
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



Scan the QR code to find out more information about this property.





LOCAL AUTHORITY

East Hampshire Council
Council Tax Band F

OFFERS IN EXCESS OF £750,000

TENURE

Freehold