

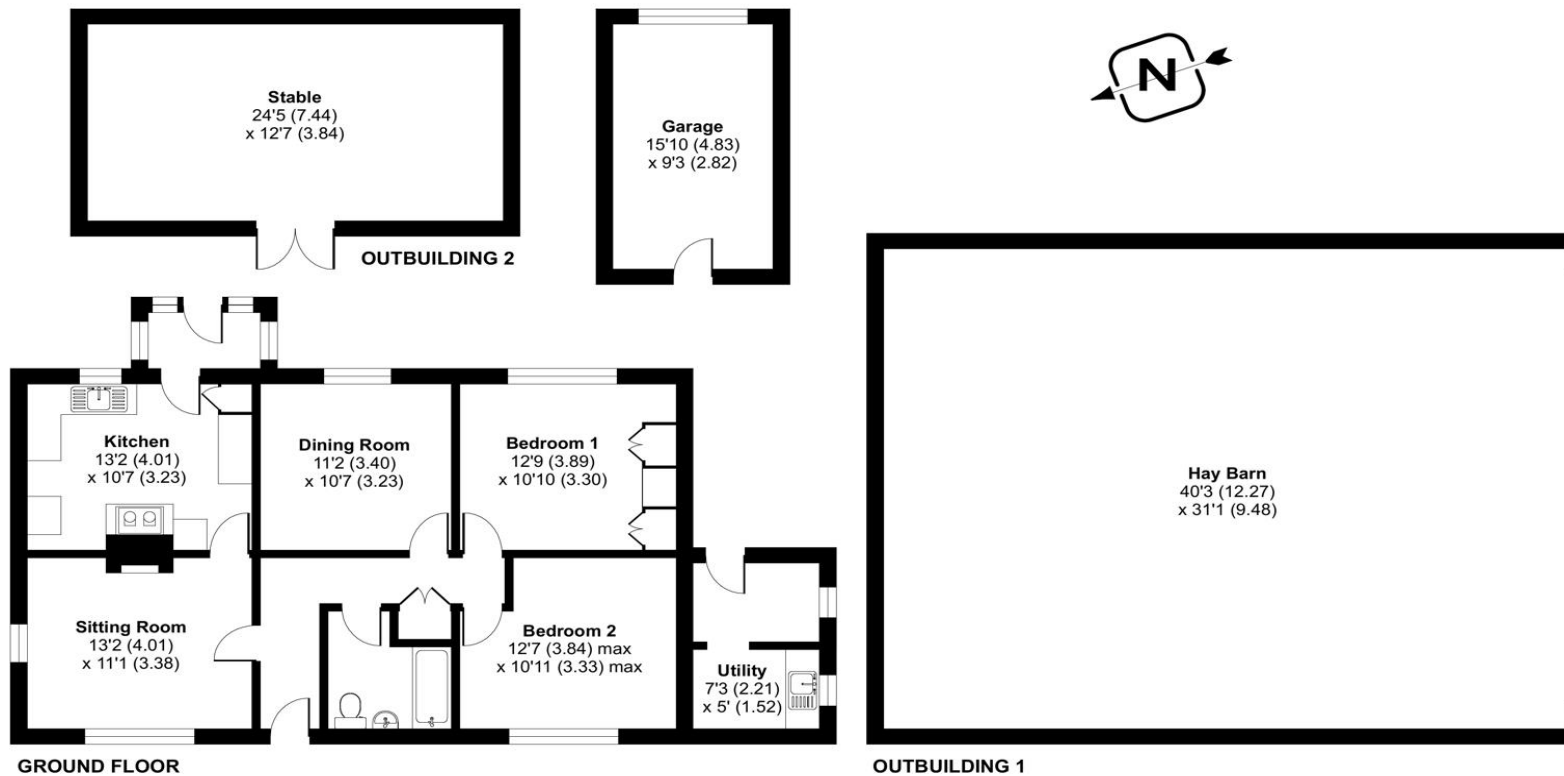




## ACCOMMODATION

Welcome to this unique opportunity to transform a rustic two-three-bedroom bungalow, nestled within a breath-taking plot of approximately three acres, into your forever dream home. Ideally situated within the charming village of Beech and just a five-minute drive from the bustling market town of Alton, this property is a true haven for those seeking a smallholding lifestyle. This is not just a potential home, it's an expansive canvas awaiting your personal touch. The generous plot includes a small woodland copse, with a flourishing vegetable garden and various outbuildings, including a hay barn and stable. Nature lovers will be captivated by the stunning vista of trees and mature hedgerows that surround the property. The existing bungalow provides a solid foundation for your vision, which is in need of renovating, but benefits from a new roof, this property is a true diamond in the rough waiting for the right owner to unlock its full potential. With some hard work, imagination, love and elbow grease, you could transform this house into the home of your dreams. This project is not for the faint-hearted, but for those with a vision, it promises a lifetime of fulfilment. Seize the chance to create a legacy and embrace the smallholding lifestyle you've always dreamed of.

Approximate Area = 978 sq ft / 90.9 sq m  
 Outbuilding(s) = 1585 sq ft / 147.2 sq m  
 Garage = 152 sq ft / 14.1 sq m  
 Total = 2715 sq ft / 252.2 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		
(55-68)	D		
(39-54)	E		
(21-38)	F		34
(1-20)	G	2	
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: 1070964



## SITUATION

The property occupies a secluded and rural position in the sought-after village of Beech which is nestled in the quintessential English countryside and is perfectly placed for all lovers of the great outdoors. The village is steeped in history that delights with much character and diverse architecture. Outdoor pursuits and leisure facilities include breath-taking walks via a network of footpaths over the varied landscapes. The historic market town of Alton has a weekly market and a good range of high street shops including a recently opened Waitrose, a mainline railway station and Sports Complex including Swimming Pool. Guildford, Farnham, Winchester and Basingstoke collectively provide a wider range of shopping facilities as well as a mainline railway station connecting to London Waterloo.



#### **SPECIFICATION**

- Ideal smallholding opportunity
- Two-three-bedroom bungalow
- In need of modernisation
- Kitchen, utility, sitting room
- Dining room/bedroom three
- Garage/stable/hay barn
- Sitting on approximately a three-acre plot
- Vegetable garden, mature trees, chicken coop
- Beautiful, stunning location
- Five-minute drive to the market town of Alton

#### **LOCAL AUTHORITY**

East Hampshire District Council

Council Tax Band – E

#### **GUIDE PRICE**

£645,000

#### **TENURE**

Freehold