



Upper Farringdon, Hampshire

Nestled in the sought-after village, this remodeled and extended detached bungalow is a true gem. Boasting three bedrooms, the bungalow features an expansive open-plan living space, highlighted by an impressive 31-foot refitted kitchen, family, and dining room. Bi-fold doors seamlessly connect this space to the recently landscaped rear garden, offering breathtaking panoramic views. Inside, you'll find a modern family bathroom and an extended principal bedroom, complete with bi-fold doors leading to the garden, a spacious walk-in dressing room, and an ensuite featuring a luxurious roll-top bath, a walk-in shower room with a bi-fold window overlooking the rear garden.

For added convenience, the property includes an attached 17' storage area, which could be adapted for additional living space, along with an adjacent toilet. Additionally, there is a garage with an electric door and ample driveway space to accommodate multiple vehicles. This residence offers both style and functionality in a highly desirable location.

Freehold

Council Tax Band : E

- Detached Bungalow
- Three Bedrooms
- Open Plan Living
Accommodation
- Remodelled
- Landscaped Front and Rear
Garden
- Ensuite Bathroom/Shower
Room
- Refitted Family Bathroom
- Ample Driveway Parking



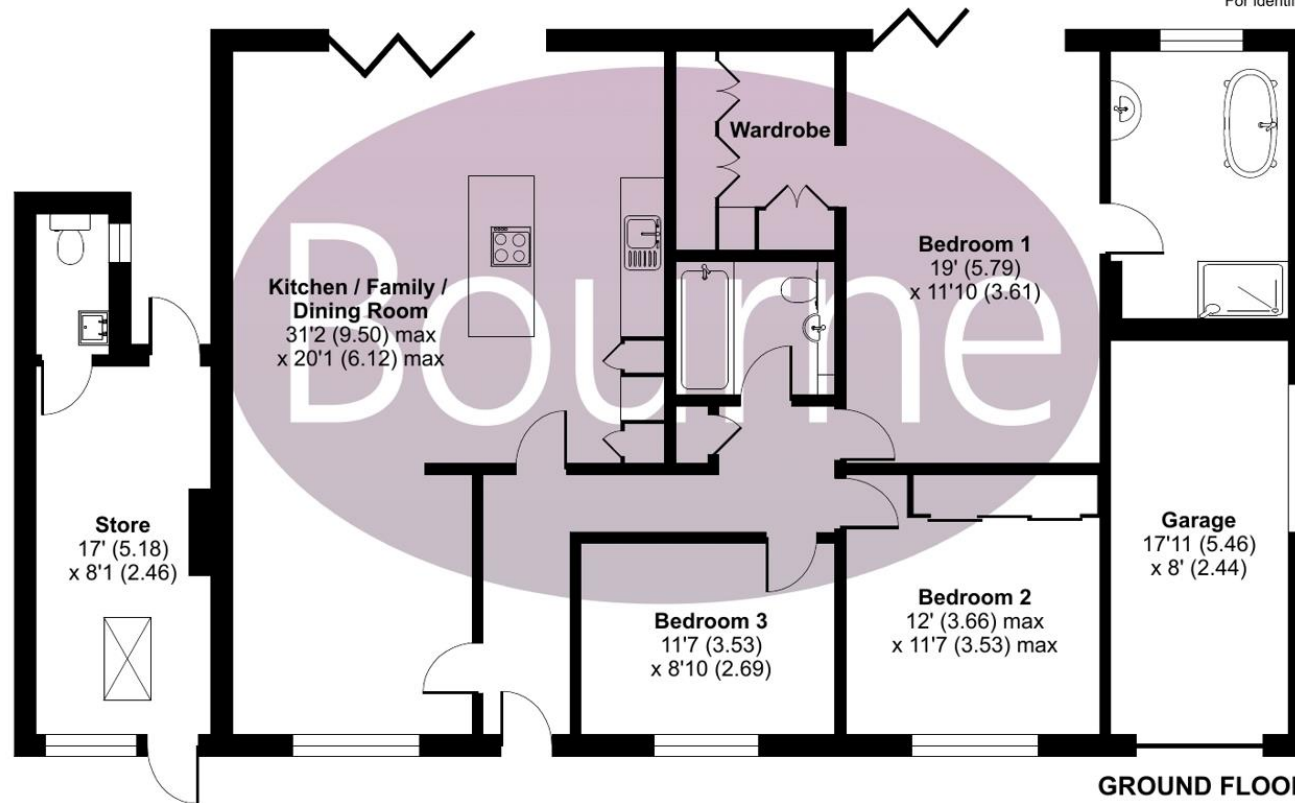
Floorplan



Bella Vista Church Road, Upper Farringdon, GU34

Approximate Area = 1361 sq ft / 126.4 sq m
Garage = 152 sq ft / 14.1 sq m
Store = 153 sq ft / 14.2 sq m
Total = 1666 sq ft / 154.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2023. Produced for Bourne Estate Agents. REF: 1035623

Location

This property can be found on Church Road, a desirable road located in the sought after village location of Upper Farringdon. Within the village there is the Rose and Crown public house with another public house found in Lower Farringdon. The neighbouring East Tisted provides a local shop with a further variety of shops located in Alton. A mainline train station serving London Waterloo can be found in Alton.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract. If you require clarification of any points then please contact us especially if you are travelling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



A refreshing choice...

ALTON: 72a High Street, Alton, Hampshire, GU34 1ET

Tel: 01420 541454 | Email: alton@bourneestateagents.com

Web: www.Bourneestateagents.com