



Alton, Hampshire

£600,000

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Presenting this attractive three-bedroom modern property, situated in a serene location just moments away from the Church of England Binsted Primary School and the local church. Located in a sought-after village with a thriving community, this home offers a blend of comfort and convenience.

Upon entry, you'll find a spacious entrance leading to the cozy living room, featuring a central fireplace a perfect spot for relaxation.

Towards the rear of the property, the ground floor opens up to an open-plan L-shaped kitchen and breakfast diner, seamlessly flowing into an family living, an ideal space for extra seating and dining.

Upstairs, three generously sized bedrooms await, along with a family bathroom boasting both a shower and a bath. The main bedroom benefits from an ensuite shower room for added convenience.

Outside, the low-maintenance rear garden offers peaceful views of fields. A gate leads to the parking area and carport, complete with an additional store.

This inviting property offers modern living in a tranquil village setting.

Freehold

- Village Location
- Immaculately Presented
- 3 Bedrooms
- Parking In Car Barn
- Lo Maintenance Rear Garden
- 2 Bathrooms
- Walking Distance To Primary School



Floorplan

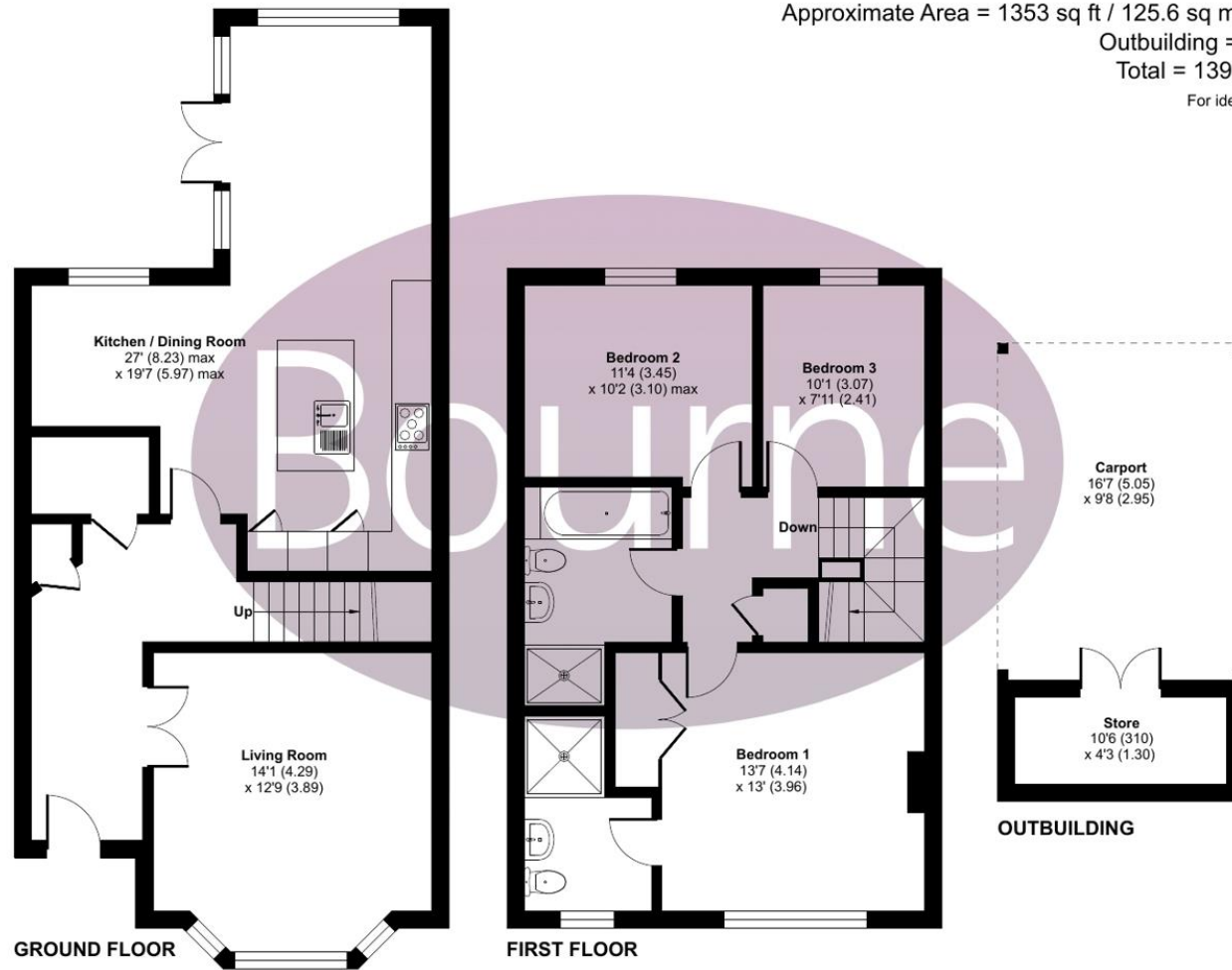
Brambles Church Street, Binsted, Alton, GU34

Approximate Area = 1353 sq ft / 125.6 sq m (excludes carport)

Outbuilding = 45 sq ft / 4.1 sq m

Total = 1398 sq ft / 129.7 sq m

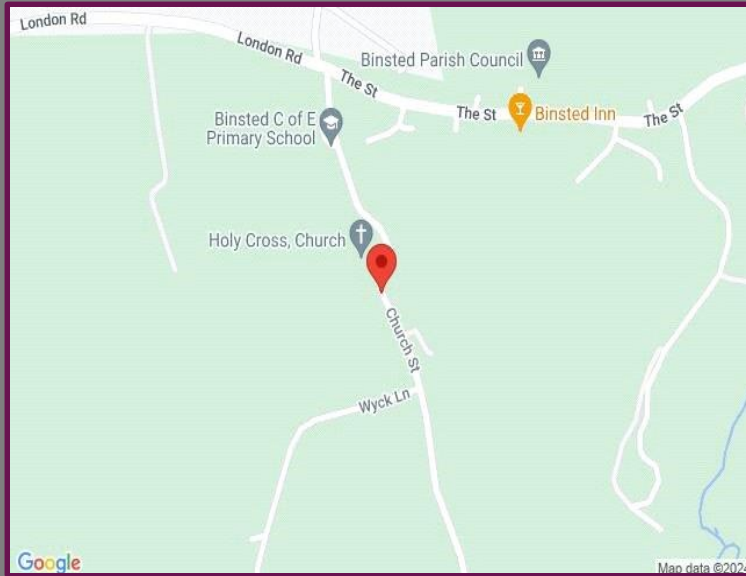
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n7checom 2023. Produced for Bourne Estate Agents. REF: 1095650

Location

This property can be found in the sought after village location of Binsted on Church Street which offers convenient access into Alton and to the A31 serving both Farnham and Winchester. Mainline train stations can be found in Alton and Bentley serving London Waterloo in just over an hour. Binsted has a primary school, church and Eggars secondary school is located in Alton within a convenient drive of the property.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C	78	
(55-68) D		
(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...

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