



RIVER HILL, HAMPSHIRE, GU34

Guide Price £1,600 per month

Nestled within a picturesque courtyard setting, this delightful one-bedroom character annex cottage offers the perfect blend of period charm and comfortable modern living. Unfurnished. Available 1st April 2026

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ACCOMMODATION

Beautiful character cottage on the edge of village
Spacious living room with feature fireplace and wood-burning stove
Country-style kitchen with fitted appliances and garden outlook
Conservatory/dining room with brick feature wall
Generously sized double bedroom with exposed timber beam and fitted cupboard
Bathroom with shower over bath
Secluded garden area with established borders
Driveway Parking
Gas, Water and Electricity included
Peaceful, rural setting with excellent nearby walks

DESCRIPTION

Set within a beautiful courtyard-style environment and surrounded by mature, well-kept grounds, the property provides a rare opportunity to enjoy village life in an idyllic countryside location

A bright and welcoming conservatory sets the tone on arrival—bathed in natural light and showcasing a beautiful exposed brick wall, it provides the perfect spot for morning coffee, reading, or simply enjoying views of the garden. The generously proportioned living room offers a cosy retreat, featuring multiple windows that draw in natural light and a superb wood-burning stove framed by an attractive hearth and mantel. This is a wonderfully relaxing space, ideal for quieter evenings or entertaining friends. The spacious cottage kitchen is fitted with classic cabinetry and views out to the garden. Appliances provided include fridge/freezer, electric oven, gas hob, dishwasher and washing machine

Occupying the upper floor, the large double bedroom exudes warmth and character. With a vaulted ceiling, exposed beam, and garden outlook, it delivers a tranquil and airy atmosphere. Ample space for furniture and a built-in cupboard makes it both charming and practical. The bathroom offers traditional styling with a full-sized bath and overhead shower, complemented by period details and exposed beam work. Bright, functional, and well laid out.

OUTSIDE

The property benefits from the use of a generous private area of garden—largely laid to lawn and bordered by mature hedging.



LOCATION

Situated in the heart of Binsted, this charming cottage enjoys a tranquil rural setting while remaining within easy reach of nearby towns, amenities, and transport links. The area is known for its scenic countryside walks, historic village character, and strong sense of community.

This property occupies a lovely rural position in the hamlet of Blacknest, close to the Alice Holt Forest and within the South Downs National Park. There are local amenities in Binsted and Bentley, with more comprehensive shopping, recreational and educational facilities in Farnham and Alton. The area is extremely well served for communications with rapid access onto the A325 and A31 leading onto the A3, M3 and national motorway network. There is a regular commuter rail service from Bentley mainline station to London Waterloo. There are excellent opportunities for walking and riding in the nearby Alice Holt Forest.

SERVICES

Gas, Electricity and water included. Tenant to pay council tax, telephone, Wi-Fi and TV licence if required

LOCAL AUTHORITY

East Hampshire District Council, Petersfield. Council Tax Band C

DISCLAIMER

Winkworth Estate Agents wish to inform any prospective tenant that these particulars were prepared in good faith and should be used as a general guide only. We have not carried out a detailed survey, nor tested any services, appliances or fittings. The measurements are approximate, rounded and are taken between internal walls often incorporating cupboards and alcoves. They should not be relied upon when purchasing fittings including carpets, curtains or appliances. Curtains/blinds, carpets and appliances whether fitted or not are deemed removable by the vendor unless they are specifically mentioned within these particulars.