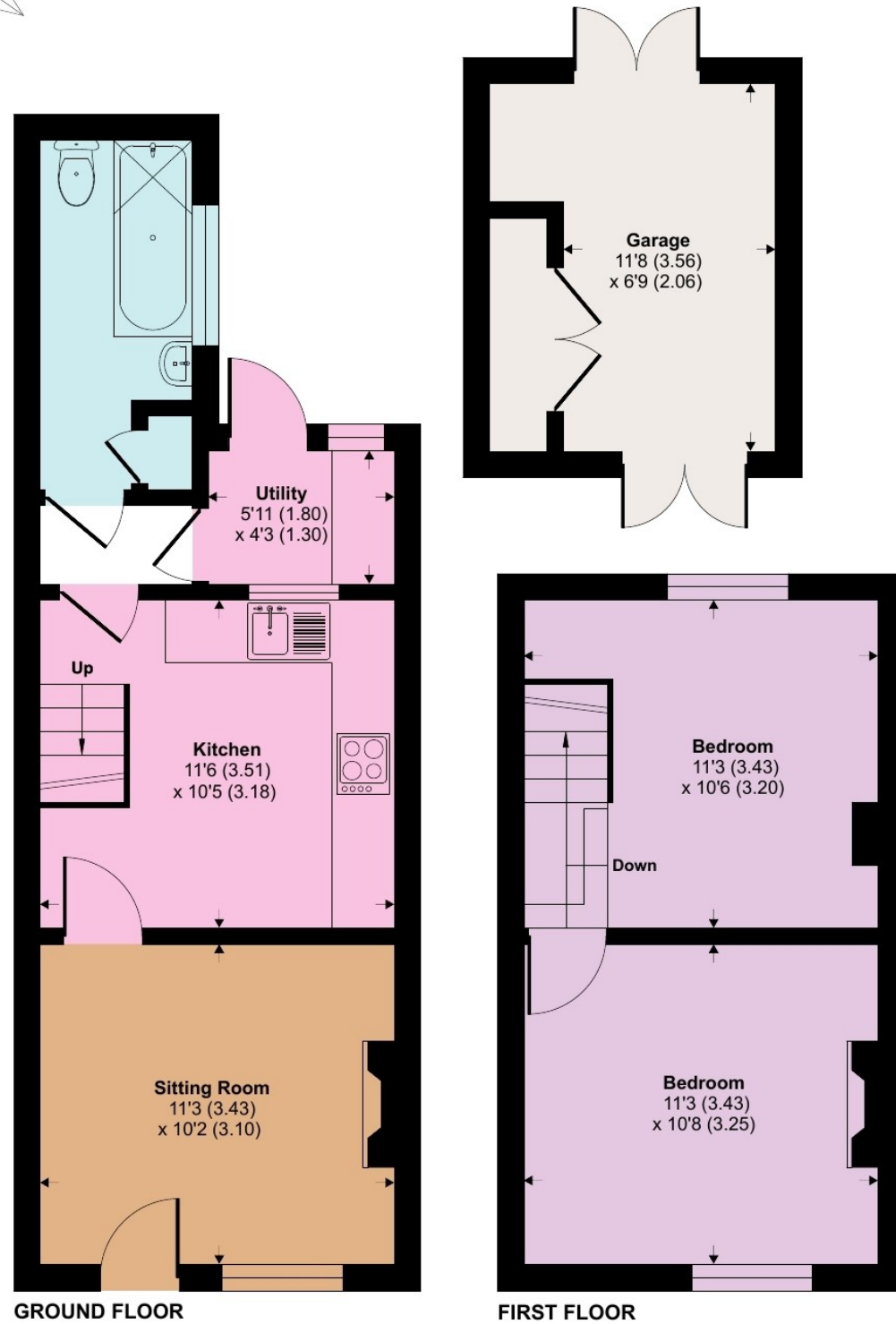


Lillian Place, Gosport Road, Lower Farringdon, Alton, GU34

Approximate Area = 575 sq ft / 53.4 sq m
Garage = 106 sq ft / 9.8 sq m
Total = 681 sq ft / 63.2 sq m
For identification only - Not to scale



Lillian Place, Gosport Road, Lower Farringdon, Hampshire, GU34

Guide Price £299,950

A fantastic opportunity to purchase this charming cottage set in this stunning position with off street parking and gardens. (There is potential to convert the loft subject to the necessary planning permissions).

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ACCOMMODATION

- Two reception rooms
- Kitchen/breakfast room
- Further potential (stpp)
- Two double bedrooms
- Family Bathroom
- Loft Room (has been used by current owners as an office) Utility Area
- Gardens and off street parking
- Close proximity to countryside walks
- No chain

DESCRIPTION

A delightful cottage which has been lovingly modernised to a high standard set in the popular Hampshire village of Lower Farringdon.

On entering the property there is an entrance lobby which leads through to the charming sitting room boasting a log burning stove. The kitchen/breakfast room is fitted with a range of units and complimented by woodblock work surfaces, there are a range of fitted appliances including an oven, an electric hob, dishwasher and fridge freezer.

A traditional luxurious bathroom which boasts a roll top bath can be found at the rear along with useful storage space and access to the rear garden.

There are two double bedrooms on the first floor, one of which features a Victorian style fire place. There is potential to convert the loft subject to the necessary planning permissions.



OUTSIDE

Off street parking is provided at the front of the property together with a beautiful cottage garden. The beautiful rear courtyard garden provides a sun terrace together with a very useful outbuilding, beyond of which a further garden with seasonal flowers bordered by fields and paddocks.

LOCATION

The charming property can be found nestled within a terrace of 6 cottages and is set back from the Meon Valley Road in Lower Farringdon which has historic connections with the long closed Meon Valley railway. The property is perfectly located to provide access to the parish church, The Golden Pheasant Public House/Restaurant, country walks, bridleways and byways. Jane Austen's admired village of Chawton is a few minutes drive away and boasts a primary school and cricket club. Lower Farringdon offers ample free parking. The nearby historic town of Alton can be located within 3.3 miles and provides a good range of shops, weekly markets, senior schools, a further education college, sports centre and access to a main line train station with regular services to London Waterloo in 67 minutes. Petersfield and Winchester are also within close proximity.

LOCAL AUTHORITY

East Hampshire District Council, Petersfield

DISCLAIMER

Winkworth Estate Agents wish to inform any prospective purchaser that these sales 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. Carpets and appliances whether fitted or not are deemed removable by the vendor unless they are specifically mentioned within these sales particulars

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive	