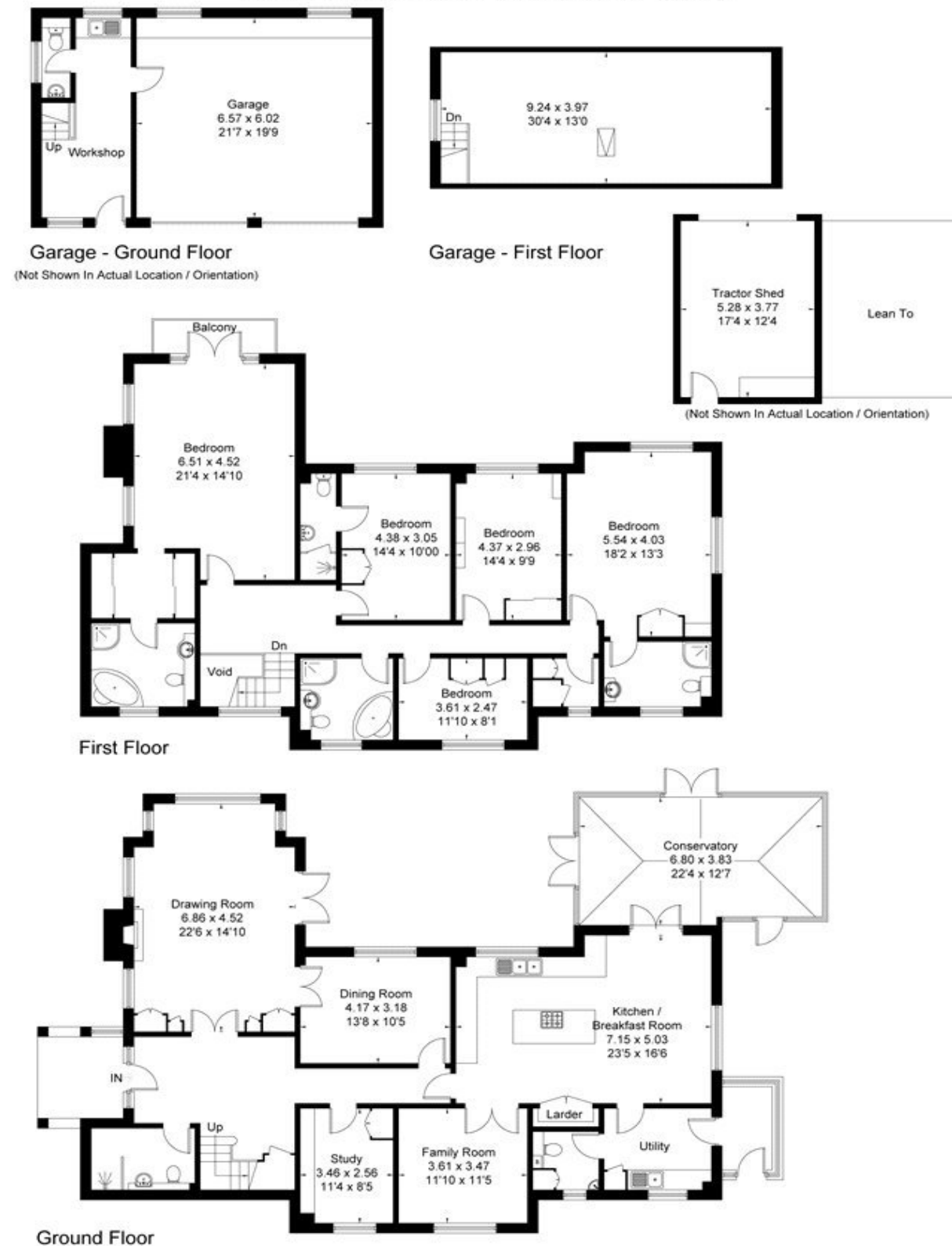


Approximate Area = 315.7 sq m / 3398 sq ft
 Garage = 92.1 sq m / 991 sq ft
 Total = 407.8 sq m / 4389 sq ft
 (Excluding Void / Lean To / Tractor Shed)
 Including Limited Use Area (1.4 sq m / 15 sq ft)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
 fourwalls-group.com 259700



The Street, Binsted, Hampshire, GU34

Guide Price £1,500,000

Set in this stunning position with far reaching views over its own 3 acre paddock and beyond, an immaculate and individually constructed detached family house with outbuildings. EPC rating B (88)

Tel 01252 733042

Email Farnham@winkworth.co.uk

99 West Street, Farnham, GU9 7EN

Winkworth

Tel 01252 733042

Email Farnham@winkworth.co.uk

99 West Street, Farnham, GU9 7EN

Winkworth

ACCOMMODATION

Master bedroom with dressing room and ensuite, 2 further bedroom suites, 2 further bedrooms, family bathroom, drawing room, kitchen/breakfast room, dining room, family room, 3 acre paddock, double garage with room over, kitchen and cloakroom, conservatory, study, guest cloakroom/shower room, utility room, cloakroom, tractor shed and lean to, garden, ample off street parking.

DESCRIPTION

A stunning and beautifully appointed 5 bedroom detached property which has been constructed by the current owner offering flexible family accommodation.

The property is accessed via a spacious entrance hall providing access to the principal reception rooms and stairs to first floor. The triple aspect drawing room overlooks the rear of the property and the stunning views beyond, with a fire place and double doors opening out onto the sun terrace/patio. The twin aspect kitchen/breakfast room is a delight, providing an excellent range of stylish Sheraton floor and wall mounted units with a Corian work surface, a kitchen island, integrated Neff units including an American style fridge/freezer. Double doors opening out to the conservatory and the family room, with a further door to the utility room. There is also a study, guest cloakroom/shower room and further cloakroom on the ground floor.

Stairs lead to first floor where there are 4 double bedrooms and a single bedroom. The impressive master bedroom features a contemporary en suite bath room and dressing room boasting an excellent range of fitted wardrobes, and double glass doors opening onto a small balcony overlooking the garden and paddock beyond. There are 2 further bedroom suites, a double bedroom, single bedroom and a family bathroom.

OUTSIDE

The house sits well within its grounds with plenty of parking for many cars. There are electric security drive gates, a two bay garage and workshop with electric roller doors with a room above. This block has been fitted with double glazed windows, central heating and currently has a cloakroom and a kitchen within. There is also a tractor shed with an electric roller door, a covered lean to, separate garden shed and a greenhouse. The garden to the rear has been beautifully landscaped with many plants, shrubs and trees with areas laid to lawn. Beyond the garden a 3 acre paddock can be found.



LOCATION

The house occupies an exceptional village location on the edge of Binsted with fine country views, whilst still close to the heart of the village. The rural and active village of Binsted has a church, hall, primary school and recreation ground with tennis, football and cricket clubs. The village is set amidst stunning Hampshire countryside within the South Downs National Park in between the market towns of Alton and Farnham, both with railway stations to London, Waterloo. The nearby village of Bentley (about 3 miles) has a primary school, doctor's surgery with pharmacy, shop and mainline railway station to London Waterloo. The property is situated off the A31 with excellent access to Guildford, Farnham, Alton and Winchester. From the A31, the A3, M3 and A331 can all be accessed. There is a fantastic network of footpaths and bridle ways linking to Alice Holt forestry commission and beyond. Close by is the Blacknest Golf Club, with its clubhouse, golf course, driving range and gym, and County Market with a range of shops, cafe and restaurant. Within 5 miles lie the market towns of Farnham and Alton with a wider range of facilities.

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. Curtains/blinds, carpets and appliances whether fitted or not are deemed removable by the vendor unless they are specifically mentioned within these sales particulars

