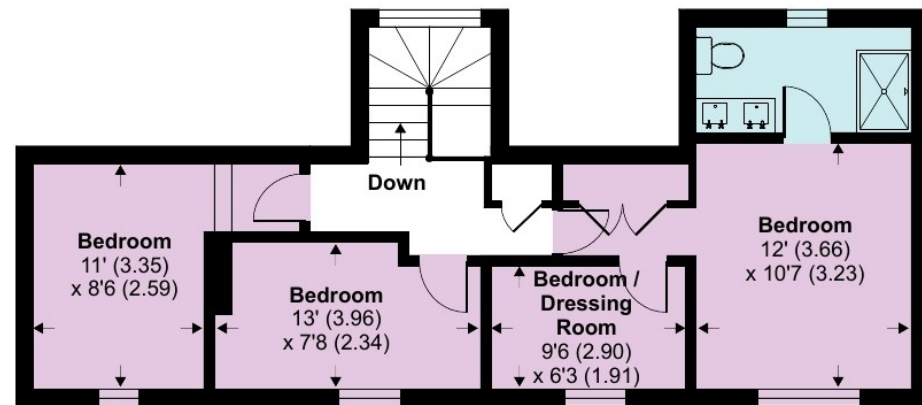
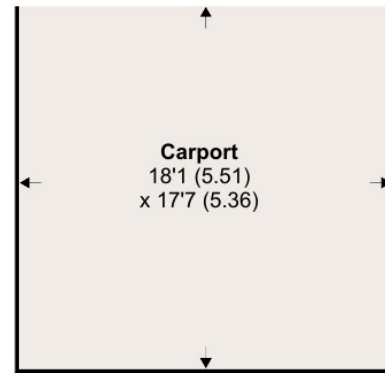


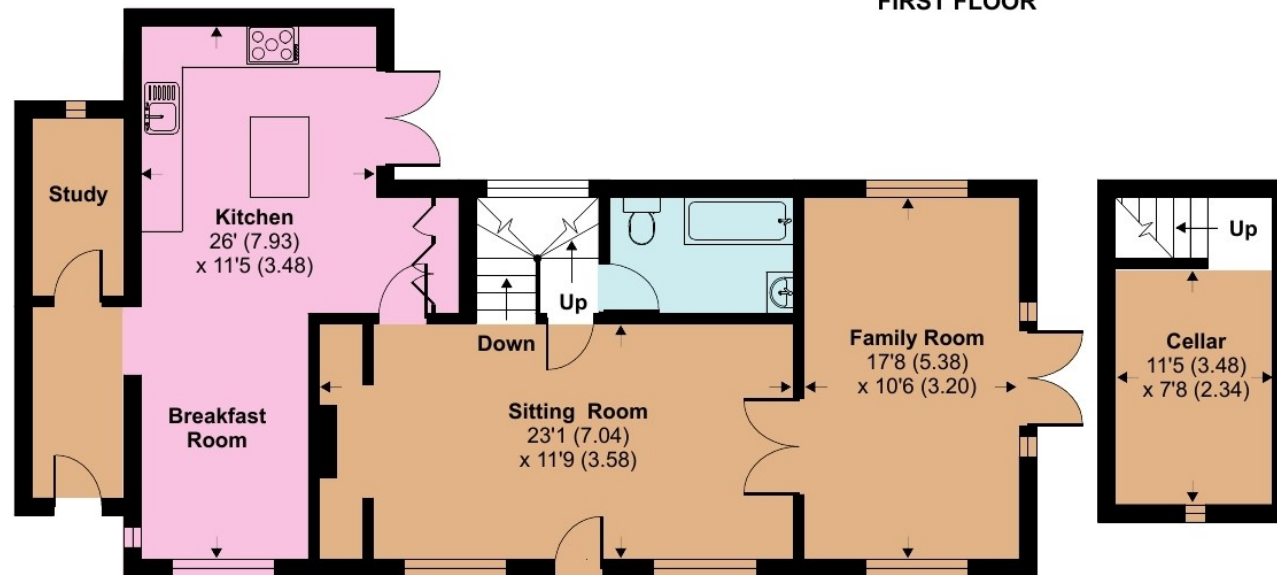
# The Old Cottage, Binsted Road, Blacknest, GU34

Approximate Area = 1647 sq ft / 153 sq m  
 Outbuilding = 320 sq ft / 29 sq m  
 Total = 1967 sq ft / 182 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



## BINSTED ROAD, BLACKNEST, ALTON, HAMPSHIRE, GU34

Guide price £900,000

A most charming cottage with historical features, set in a secluded setting tucked away on the edge of the rural hamlet of Blacknest, close to Alice Holt Forest.

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ACCOMMODATION

- Unique charming cottage
- Open plan vaulted kitchen/breakfast room
- Three reception rooms and cellar
- Four bedrooms
- Detached double oak framed car port
- Secluded rural setting
- Large gravelled driveway
- Far reaching views
- No onward chain

DESCRIPTION

The Old Cottage is located in a stunning semi-rural setting with far reaching rural views. The towns of Farnham, Alton, Guildford and Basingstoke are nearby.

Features include a magnificent vaulted kitchen/breakfast room, open inglenook fireplace and exposed beams, separate oak barn double car port and far reaching rural views.

Ground floor comprises entrance hall that opens onto a vaulted kitchen/breakfast room with oak flooring and an excellent range of units with granite worktops and integrated appliances, central island, Rangemaster, butler sink and French doors to patio area. There is a large sitting room with inglenook fireplace and wood burning stove, triple aspect family room with French doors to garden, downstairs family bathroom and study.

Upstairs there is a principal bedroom with dressing area and en suite shower room and three further bedrooms.



In addition there is full planning permission for enlargement of existing dwelling by raising ridge height and erecting side extension. Planning Reference Link SDNP/24/01515/HOUS

Outside

A five bar gate opens to a large gravelled driveway which provides a generous parking and turning area with an oak framed barn car port with storage. The gardens are enclosed by established hedges with mature shrubs and trees and is mainly laid to lawn. There is a patio area, wooden decking, greenhouse and garden shed.

LOCATION

Set well back from Binsted Road, 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.

LOCAL AUTHORITY

East Hampshire District Council, Petersfield I Tax Band G

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		69
(55-68) D		
(39-54) E		
(21-38) F	28	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	