



The Street, Upper Farringdon  
Alton, Hampshire, GU34



*Beyond your expectations*



# A fine village house with a principally south facing rear garden.

Entrance Hall | Drawing Room | Sitting Room | Dining Room | Kitchen/Breakfast Room | Utility Room  
| 5 Bedrooms | En Suite Bathroom | Bathroom | Shower Room | Attic Room | Cellar | Timber Garage |  
Garden | Gas Fired Central Heating | Mains Drainage

**Guide Price £925,000 Freehold**

### Description

A beautifully appointed and very spacious detached house of great character with a south facing rear garden standing close to the heart of the picturesque Hampshire village of Upper Farringdon. The house is believed to date from the 17th Century and has been carefully improved by the existing owners to provide a very interesting and versatile family home whilst still retaining all of inherent character of a building of this period with exposed beams and an Inglenook fireplace in the drawing room. Many of the rooms have the benefit of a dual aspect and are larger than first anticipated. The very generous living accommodation is ideally suited to family living and includes a double aspect drawing room and a large triple aspect sitting room with double doors opening out to the garden. Features of note include a very spacious kitchen opening directly into the dining room. The kitchen is fitted with a full range of cream fronted cabinets together with quartz silestone work surfaces and a duel fuel range. A utility room and shower room complete the ground floor accommodation. There are five bedrooms to the first floor including a principal bedroom suite with a dressing area and bathroom. There is also a separate family bathroom with a shower bath and mosaic tiled walls. Of note, there is also a very useful attic room (currently used as a home office) with a staircase from the landing. The house is complemented by a mature and principally south facing rear garden providing an attractive and established setting.

### Outside

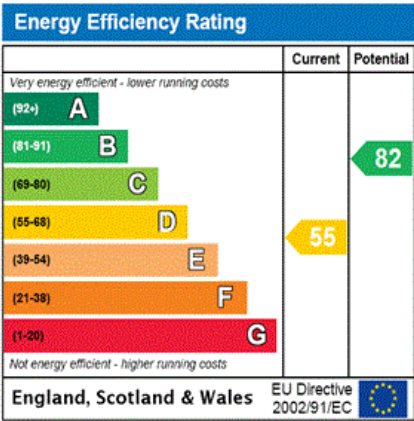
The garden is a particular feature of the house with a principally south aspect to the rear and fine views towards open countryside. A paved terrace immediately to the rear provides an ideal outside seating area. Steps lead to a wide expanse of lawn marked by mature hedging and post and rail fencing together with a lavender border and rockery. The shingle driveway provides ample parking and access to a timber garage.

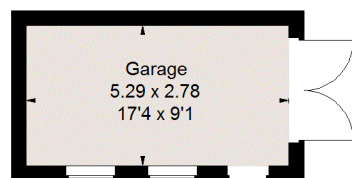
### Location

The active village of Upper Farringdon is set amidst fine Hampshire countryside between the villages of Chawton, East Tisted and Worldham within the South Downs National Park. The village has an active community with a public house, church and village hall. Upper Farringdon is in an enviable position allowing for a number of country pursuits. Of note, there is a primary school and further public house in Chawton. The historic market town of Alton has a good range of high street shops, weekly and specialist markets, senior schools, further education college, Alton convent, sports centre and mainline railway station to London Waterloo.

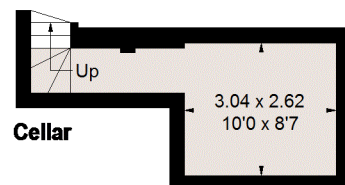


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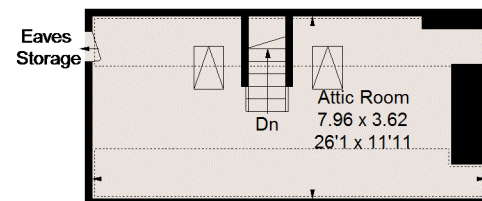




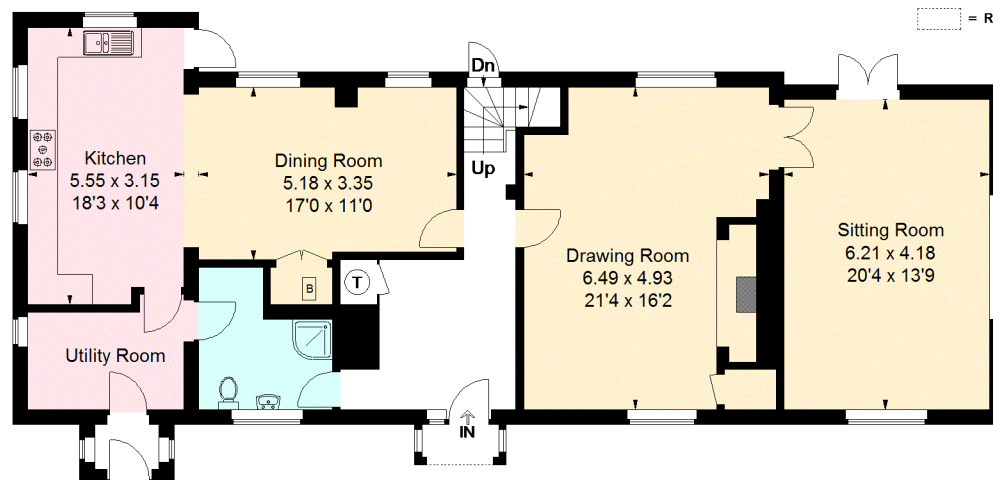
(Not Shown In Actual  
Location / Orientation)



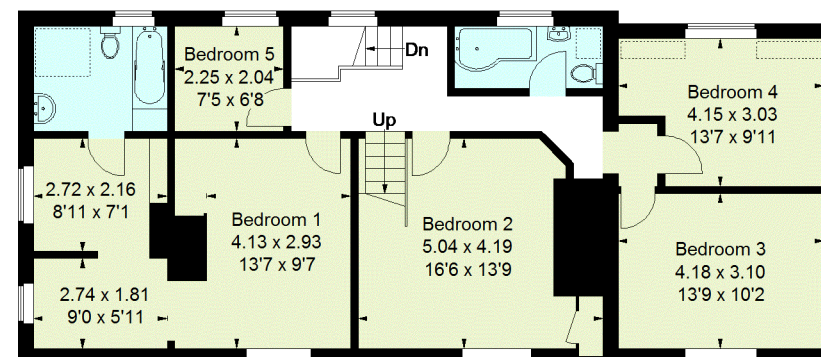
Approximate Gross Internal Area  
House = 232.1 sq m / 2498 sq ft  
Attic = 29 sq m / 312 sq ft  
Cellar = 11.6 sq m / 125 sq ft  
Garage = 15.4 sq m / 166 sq ft  
Total = 288.1 sq m / 3101 sq ft



Attic



Ground Floor



First Floor

FLOORPLANZ © 2018 0203 9056099 Ref: 215563

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

**FOR CLARIFICATION** We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.



