



{ THE STREET, UPPER FARRINGTON  
ALTON, HAMPSHIRE, GU34

Hamptons

THE HOME EXPERTS

# { THE PARTICULARS

**The Street, Upper Farringdon,  
Alton, Hampshire, GU34**

**Guide Price £725,000  
Freehold**

 **4 Bedrooms**  
 **2 Bathrooms**  
 **6 Receptions**

## Features

Entrance Hall, 4/5 Bedrooms, En-Suite Bathroom, Shower Room, Sitting Room, Dining Room, Family Room, Study, Kitchen/Breakfast Room, Conservatory, Home Office/Occasional Bedroom 5, Utility/Cloakroom, Garden, Gas fired central heating, Private Drainage.

## Hamptons

31 High Street  
Alton, Hampshire, GU34 1AW  
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A very well-appointed and spacious individual detached house standing close to the heart of the village.

## The Property

The house has a contemporary yet traditional feel and is presented to a high standard throughout with oak flooring to the majority of the ground floor. The generous and versatile living accommodation features four reception rooms as well as a conservatory. There is a sitting room with a fireplace and wood burning stove, separate dining room, study and family room. The well-positioned conservatory overlooks the garden to the rear and provides a natural link between the house and outside. In addition, the house has been carefully enlarged to provide further flexibility and space with the creation of a very useful studio/home office with an external door. This room could also be utilised as an occasional fifth bedroom. The living accommodation is beautifully complemented by a fully fitted and spacious family kitchen/breakfast room. The kitchen is fitted with a full range of base and eye level cabinets, Blanco sink, Rangemaster Professional stove with extractor over, silestone work surfaces, integrated dishwasher and refrigerator. There are four well-proportioned bedrooms to the first floor, including a principal bedroom with an en-suite bathroom and a separate family shower room. Importantly, there is a large area of accessible under eaves storage space off the landing as well as a partly-boarded loft with a retractable ladder.

## Outside

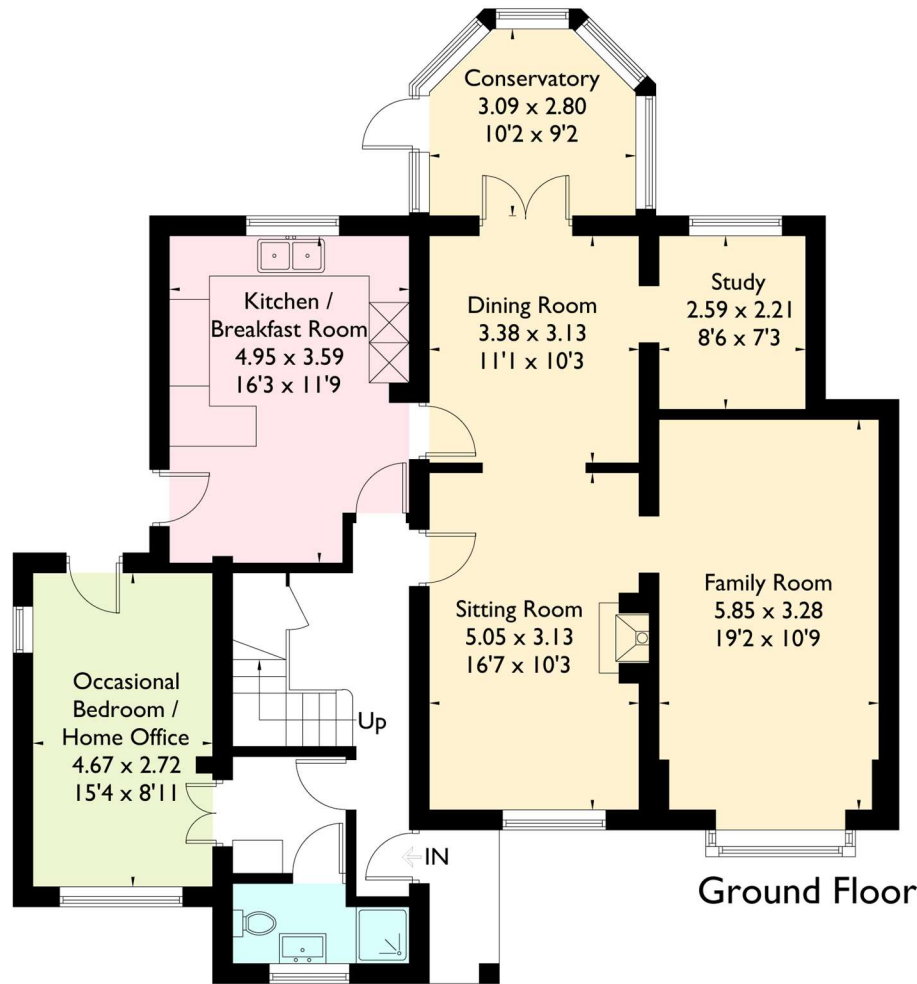
The house occupies an attractive landscaped garden providing a beautiful setting with areas of lawn together with flower and shrub borders and a variety of young and mature trees including an ornamental pear. A paved terrace adjoins the conservatory and provides an ideal outside seating area. A private driveway provides ample parking to the front. Pathways to either side allow access between the front and rear. Outbuildings include an octagonal summerhouse and two timber sheds.

## Location

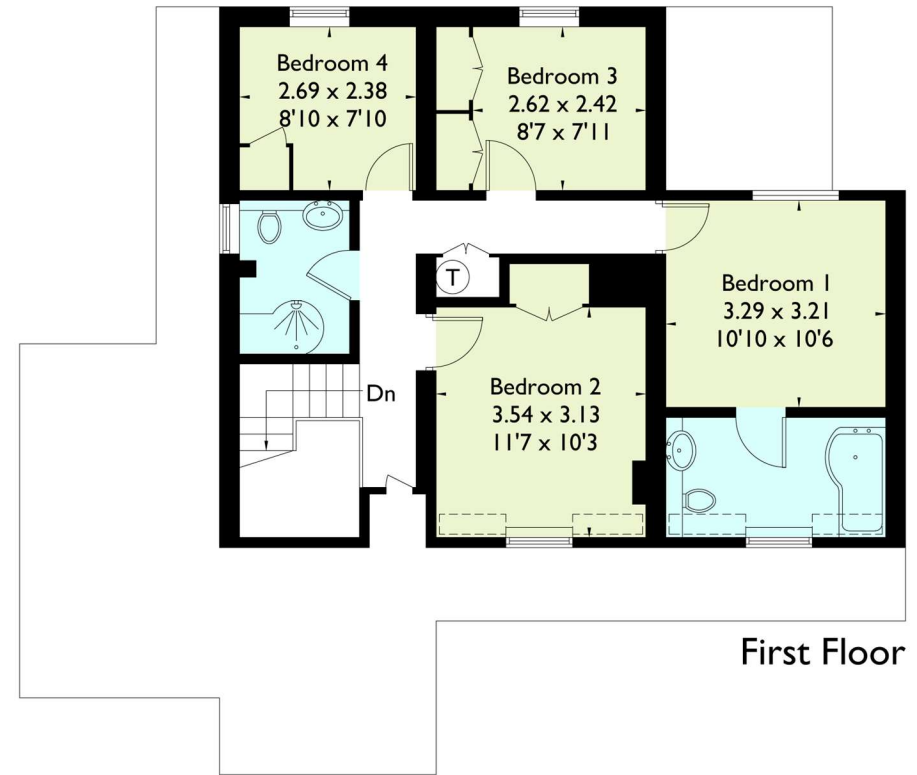
The active village of Upper Farringdon is set amidst fine Hampshire countryside between the villages of Chawton, East Tisted and Worldham within the South Downs National Park. The village has an active community with a public house and church. Upper Farringdon is in an enviable position allowing for a number of country pursuits. Of note, there is a primary school and further public house in Chawton. Selborne is well known for its association with Gilbert White and has a school, shop and PH. The historic market town of Alton has a good range of high street shops, Waitrose and M&S Simply Food, weekly and specialist markets, senior schools, further education college, Alton School, sports centre and mainline station to London Waterloo.

# { AN INDIVIDUAL VILLAGE HOUSE WITH FLEXIBLE LIVING ACCOMMODATION.

Approximate Gross Internal Area  
175.7 sq m / 1891 sq ft



= Reduced headroom below 1.5m / 5'0



FLOORPLANZ © 0203 9056099 Ref: 163113

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		65	76
EU Directive 2002/91/EC			



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