



## River Hill, Alton, Hampshire, GU34

Guide Price £2,500 per month

A wonderful opportunity to rent this beautiful converted coach house in an idyllic location. Unfurnished. Available now.

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## ACCOMMODATION

Stunning 3 bedroom converted coach house

Modern kitchen and bathrooms

Wood floors to reception rooms

Charming rural location and views

Short drive to Bentley Station

## DESCRIPTION

This stunning Grade II listed stable block has been redeveloped to form a beautiful converted coach house. It is set within a small country estate and has been sympathetically restored with a mix of modern amenities and character.

To the ground floor can be found a welcoming hallway and two spacious reception rooms with high ceilings and wooden floors. In addition, there is a kitchen with a range of wall and base cabinets and built in appliances. A separate utility/ cloakroom forms a great laundry room. The delightful ground floor double bedroom benefits from floor to ceiling glazing to one aspect, fitted wardrobes and an ensuite shower room.

Upstairs provides two further bedrooms and a well-appointed bathroom.

## OUTSIDE

The property is accessed through a wooden gate whereupon there is ample parking and a car port. To the rear the garden overlooks open fields and offers a timber summerhouse.

## LOCATION

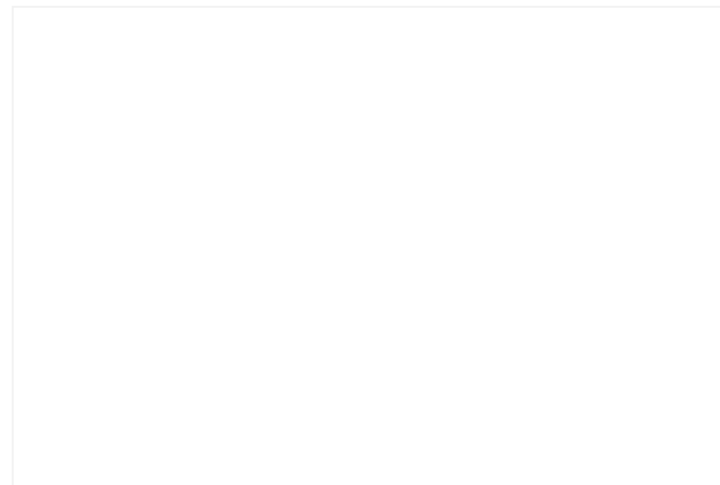
Set well back from Binsted Road, this property occupies a lovely rural position in the hamlet of Blacknest, close to the Alice Holt Forest and within the South Downs National Park. There are local amenities in Binsted and Bentley, with more comprehensive shopping, recreational and educational facilities 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.

## SERVICES

TBC

## LOCAL AUTHORITY

East Hampshire District Council, Petersfield. Council Tax Band E



## DISCLAIMER

Winkworth Estate Agents wish to inform any prospective tenant that these 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 particulars.