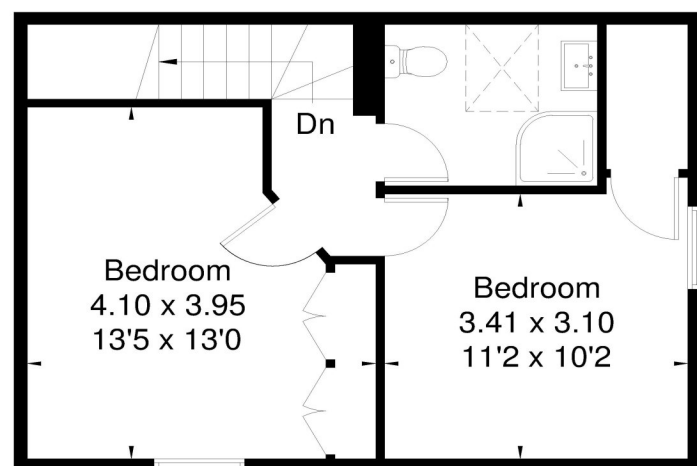
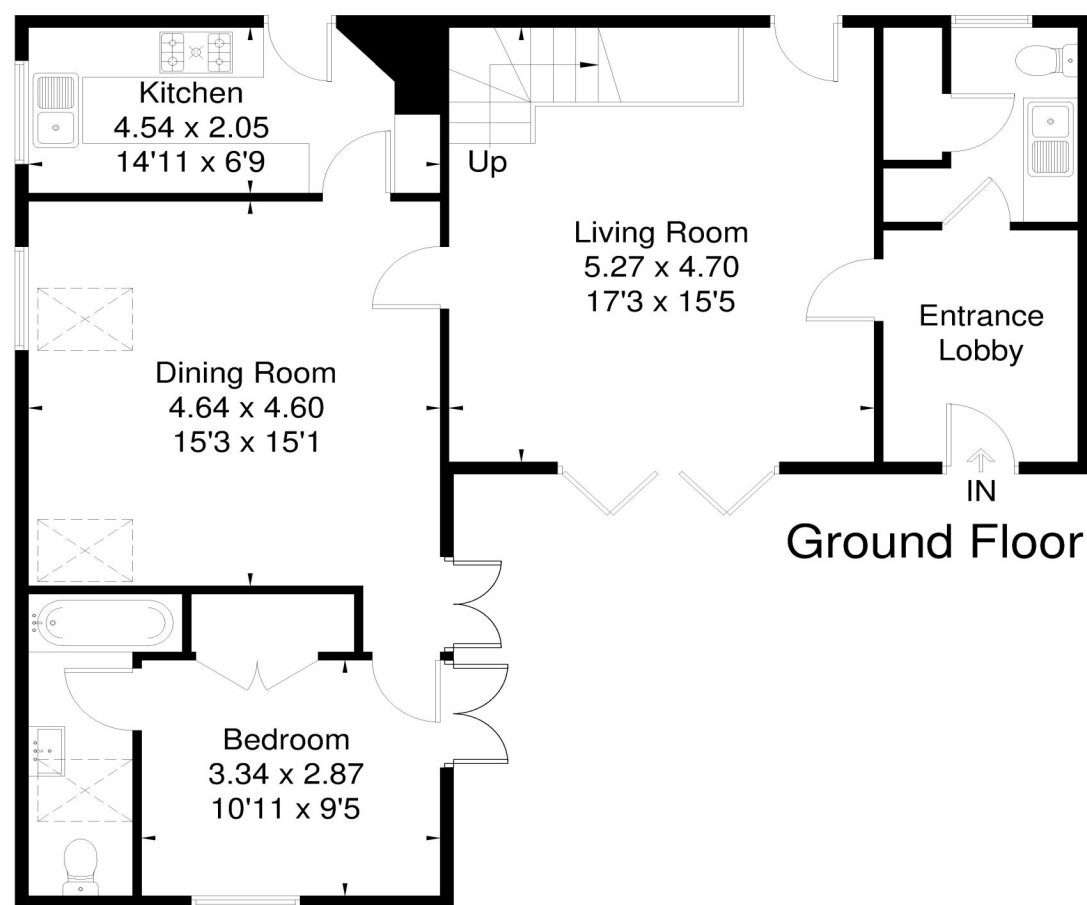


Approximate Floor Area = 121.5 sq m / 1308 sq ft



First Floor



Ground Floor



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River Hill, Alton, Hampshire, GU34

Guide Price £2,500 per month

A wonderful opportunity to rent this beautiful converted Grade II listed coach house in an idyllic location. Unfurnished. EPC D Available now.

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Email Farnham@winkworth.co.uk

99 West Street, Farnham, GU9 7EN

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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 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.

SERVICES

Mains gas and electricity. Private Drainage (Septic tank)

LOCAL AUTHORITY

East Hampshire District Council, Petersfield. Council Tax Band E



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.

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.

