Chapel Cottage, Binsted Road, Blacknest, Near Farnham, Hants. GU34 4QD.
Guide Price £950,000

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Disclaimer: 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 or tested the services, appliances and specific fittings.







Description

A Grade II Listed, country home of immense charm & character, with a wealth of exposed timbers & lovely views, on secluded plot of almost 0.5 acres in idyllic rural setting some 4 miles from Farnham. Set well back from Binsted Road, Chapel Cottage occupies a lovely rural position in the hamlet of Blacknest, close to the Alice Holt Forest. 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.

Noteworthy features include: * Period family house *Adjoining open farmland * 4 Double bedrooms * 2 Bath/shower rooms *Kitchen/breakfast room with granite tops * 3 Reception rooms * Numerous wood burning stoves * Gorgeous flooring throughout * Double garage with hobbies room over * Approx. 0.5 acre secluded plot * Huge history file

The accommodation includes:

Ground Floor

* ENTRANCE HALL * CLOAKROOM/SHOWER ROOM * SITTING ROOM * SNUG * STUDY * DINING ROOM * KITCHEN/BREAKFAST ROOM

First Floor

* BEDROOM 1, 2, 3 & 4 (please refer to floor plan as there are 3 separate staircases and not all bedrooms can be accessed off 1 staircase * FAMILY BATHROOM

Outside

There is a pretty gravel driveway which leads to the front of the property and the double open bay garage with a hobbies room over. There are two delightful gardens; one enjoys a southerly aspect with a good size entertaining terrace providing a veritable sun trap, a level lawn and landscaped flower beds. The other garden is located at the opposite end of the cottage and is mainly laid to lawn interspersed with various trees with a pretty stream forming the distant boundary beyond the close board fencing.

Services

Mains water, mains sewage, LPG central heating and hot water.

Directions

Proceed out of Farnham along West Street and take the second exit off the Coxbridge Roundabout onto the A325. After passing through Wrecclesham and Holt Pound, turn right at the cross-roads at the Half Way House Inn, continue straight ahead across the next cross-roads by the Jolly Farmer public house and the drive way leading to Chapel Cottage will be found a short distance thereafter on the right hand side.







