



## Bungalow requiring updating set within a pretty garden

**Rose Bungalow, The Street, Binsted, Alton, Hampshire, GU34 4PF**

Freehold

savills



Sitting room • Dining room • Kitchen • 2 Bedrooms • Family bathroom • South facing rear garden • Detached out building • No onward chain

#### Local information

Rose Bungalow is located within the picturesque Hampshire village of Binsted, set amidst stunning countryside within the South Downs National Park.

Within Binsted there is a church, village hall and recreation ground with tennis, football and cricket clubs. A village shop/Post Office, doctor's surgery with pharmacy can be found in nearby Bentley.

The market towns of Farnham and Alton both offer a wide range of shopping and recreational facilities.

Binsted is located close to the A31 which provides fast access to the A31, M3 (Junc. 5) and the national motorway network as well as Heathrow, Gatwick and Southampton airports. There are mainline stations at Bentley, Alton and Farnham, all providing a service to London Waterloo with a journey time of within an hour.

There are a number of good schools in the area including Binsted and Bentley village primary schools, Alton Convent, Frensham Heights, Lord Wandsworth College and Edgeborough.

Close by is Blacknest Golf Club, which has a gym.

The surrounding countryside offers a fantastic network of footpaths and bridleways linking to Alice Holt forestry commission and beyond.

#### About this property

Rose Bungalow is a detached property which requires updating throughout, available with no onward chain.

The property is entered via a porch into a central entrance hall. Positioned on the right hand side of the hall is a dual aspect sitting room with a front facing aspect, overlooking the front garden and open farmland beyond and an open fireplace with brick surround. Further on is a rear hall, a kitchen and a cloakroom and rear door providing access out to the rear garden. There three bedrooms, all served by a family bathroom.

Outside, the property is approached by a central garden path. The path leads around the property to the south facing garden with a detached outbuilding. The garden is enclosed on all sides by a mature hedge which has been allowed to grow naturally.

Services; Mains drainage, water, electricity and gas.

#### Tenure

Freehold

#### Local Authority

East Hampshire District Council

EPC rating = F

#### Viewing

Strictly by appointment with Savills







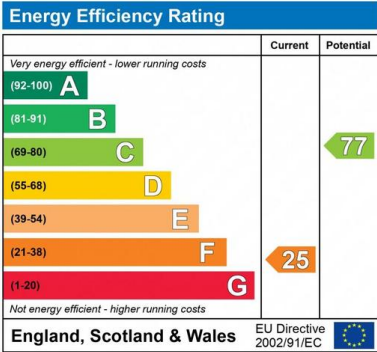
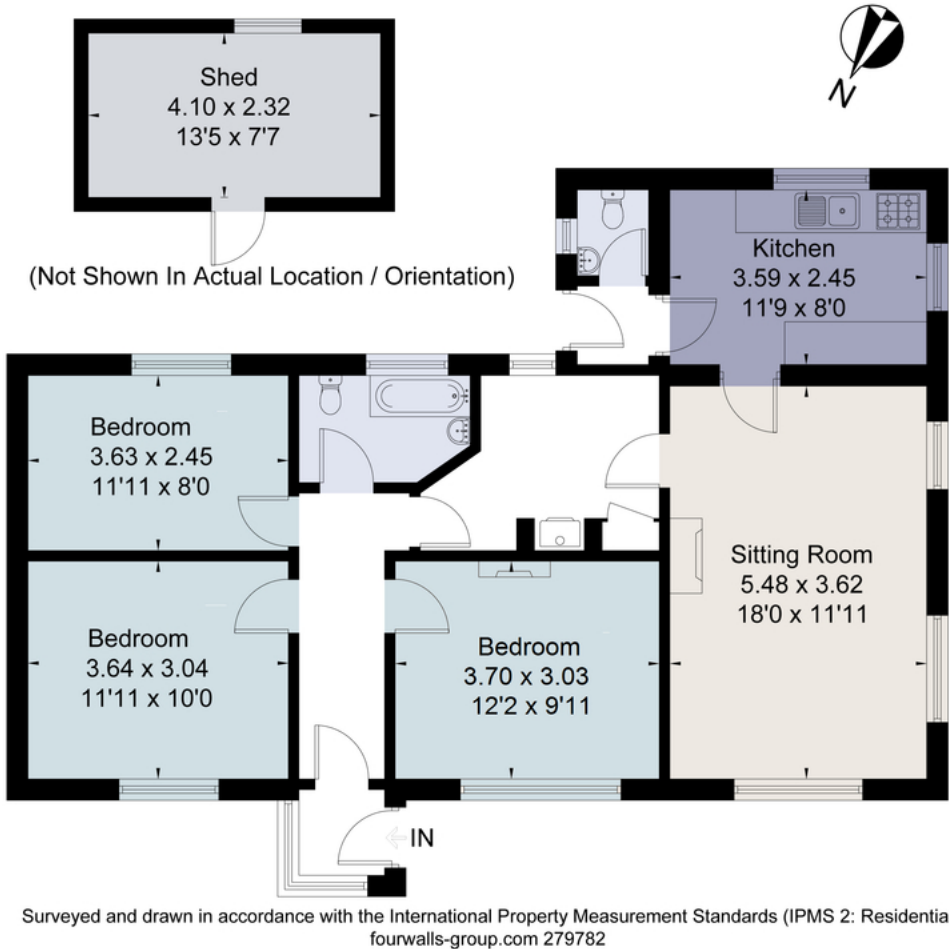
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Gross internal area (approx) 922 sq ft / 85.7 sq m

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