



The Cross

THE STREET | UPPER FARRINGTON | ALTON | HAMPSHIRE | GU34 3DT

BCM

Wilson | Hill

Principal Bedroom with En Suite Bathroom and Dressing Room | 4 Further Bedrooms | Family Bathroom | Kitchen/Breakfast Room | Reception Hall | Sitting Room | Dining Room | Family Room | Study | Utility Room | Downstairs Shower/Cloakroom | Large Garage, Workshop, Cellar and Studio Above | Gym/Home Office | Driveway Parking
Garden of approximately 0.4 acre.

Alton 4.3 miles, Petersfield 11.3 miles, Farnham 12.7 miles, Winchester 17.9 miles, London 54.5 miles, A3 6.4 miles, M3 13.4 miles



| The Property

The Cross is a pretty cottage in a popular Hampshire village within the South Downs National Park. The generous driveway with ample parking is accessed via wide gates and the large garage with cellar and studio above is situated to one side of this area. Steps lead down to the front path and up to the porch and front door opening into the reception hall with woodburner. The sitting room is a lovely light space with open fireplace and exposed beams providing period character. The kitchen/breakfast room is well equipped

with fitted units, has attractive French doors opening onto the garden and benefits from a good utility room off it and downstairs cloakroom/shower beyond. A formal dining room and family room are off the hallway and there is also a study off the living room. On the first floor the main bedroom is south facing and has an ensuite bathroom and dressing area with views over the garden. There are three further double bedrooms, a fifth single room and a large shower room leading off the landing.



There are miles of local footpaths to explore and bridlepaths directly from the village for those who ride and also a fantastic network of local lanes providing country cycle routes. The nearest shopping facilities are in Alton and the A31 provides good regional transport links to Winchester and Farnham.

Hampshire is well catered for with top performing state and independent schools in Alton, Petersfield, Winchester and Farnham all within easy reach of The Cross.

Outside

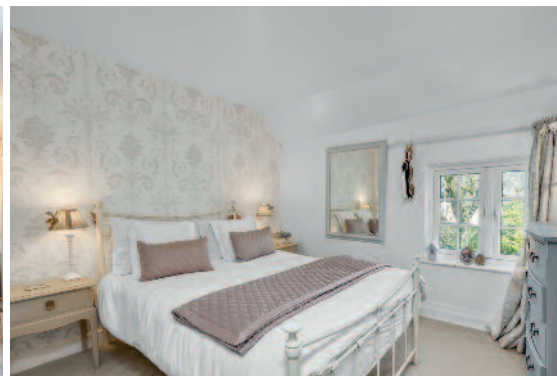
The attractive garden has various borders which have been planted for year round interest, a formal area of lawn close to the house and another area which has been used as a play area and now has raised beds for vegetables. There are mature trees and hedges and fences on the boundaries providing privacy to the whole garden area.



The large outbuildings comprising double garage with cellar and studio above and the home office/gym are brilliant extra features which offer versatile opportunities. All in all a fantastic house with brilliant outbuildings in a very popular village.

Location

Upper Farringdon is one of East Hampshire's favoured villages with an active community, secluded and rural yet remarkably accessible, Alton is just over 4 miles away and Petersfield just over 11 miles to the south.



I Directions to GU34 3DT

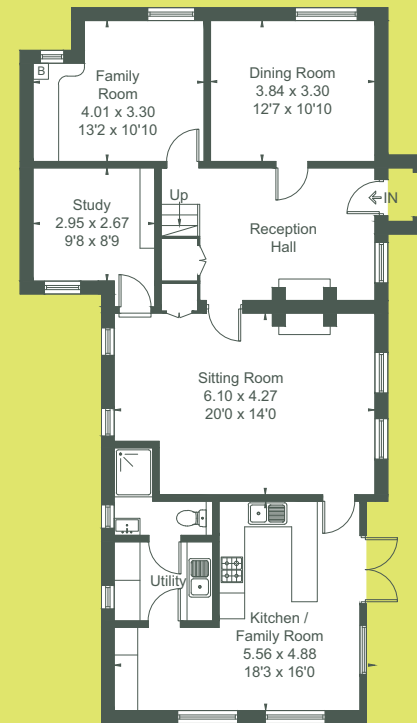
From London exit the A3 at the Liss Ham barn roundabout, taking the third exit (B3006) to Selborne. Follow this road into and through Selborne. After 0.5 mile take the first left turning to Farringdon, on to Hall Lane, which is a narrow winding country lane. Follow for 1.7 miles into the village until you see a red brick wall with wooden gates on to a gravel drive. This is the driveway for The Cross. If you reach The Rose & Crown pub on the crossroads, you have gone too far.

Follow the A31 from Guildford or Winchester and take the A32 South from the Chawton Roundabout. In the village of Lower Farringdon turn left at the crossroads to Upper Farringdon and follow the road through the village and just after the sharp right hand bend opposite the pub you will find the driveway to The Cross on the right hand side through the wooden gates.

 **WHAT 3 WORDS** ///grazes.crackled.fearfully



Approximate Floor Area = 212.9 sq m / 2291 sq ft
Outbuildings = 99.0 sq m / 1065 sq ft
Total = 311.9 sq m / 3356 sq ft

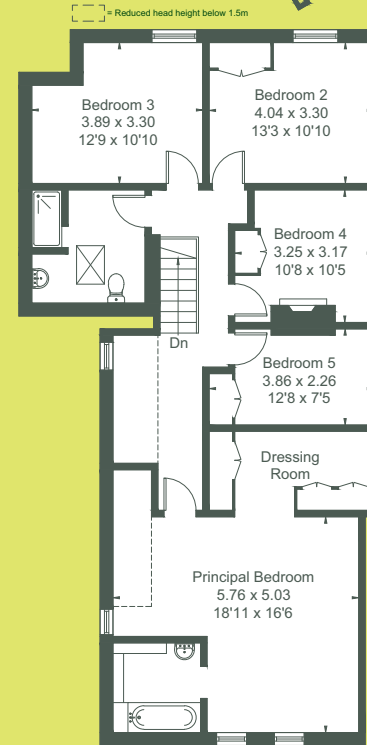


Ground Floor

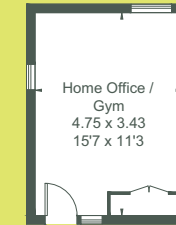


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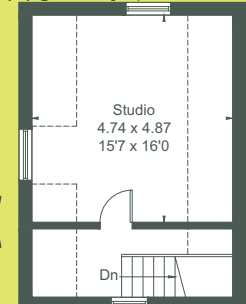
First Floor



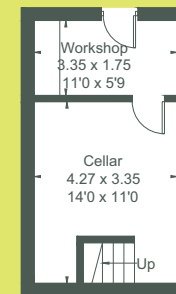
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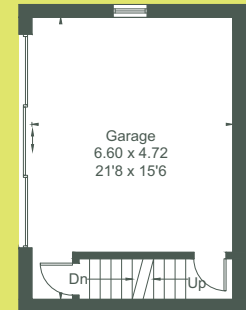
Gym
(Not Shown In Actual Location / Orientation)



Outbuilding - First Floor



Outbuilding - Lower Ground Floor
(Not Shown In Actual Location / Orientation)



Outbuilding - Ground Floor

Services: Mains gas and electricity. Mains drainage.
Local Authority: East Hampshire District Council,
www.easthants.gov.uk, 01730 266551
Council Tax: Band G. EPC: D65.

Agents Note:

- Broadband: Superfast available (Ofcom)
- Mobile phone: Average coverage (Ofcom)

BCM Wilson Hill Ltd have not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Plans and maps should be treated as a guide only.

Details and photographs dated April 2024

Viewing strictly by appointment.

