

Rivendell, Shirnall Hill, Upper Farringdon, Alton





A detached **individually designed** house in an elevated position enjoying views over the surrounding countryside of the South Downs National Park.

Summary of accommodation

Reception hall | Sitting room | Kitchen/dining/family room | Study | Utility room with lift | Ground floor bedroom with en suite bath/shower room | Boot/cloakroom

Main bedroom with en suite bath/shower room and dressing room | Guest bedroom with en suite bath/shower room
Loft storage

Garden | Triple garage

In all about 1.56 acres

Distances

Alton 4.3 miles, Farnham 13 miles, Winchester 17.3 miles

(All distances are approximate)



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The property

Built in 2014, Rivendell was designed by renowned local architects The Goddard Partnership and combines contemporary and classical styles to produce a spacious and elegant home. Built to take into account its spectacular position, the house is open-plan with the majority of the rooms enjoying the south-facing views. Features include oak flooring, travertine and Italian tiled floors, underfloor heating and a connected sound system in the kitchen and sitting room. The welcoming double height entrance hall incorporates a galleried landing and sliding glazed doors to the terrace. To one side is a triple aspect sitting room with fireplace and study (with fitted cupboards and shelves). To the other is a wonderful Searle and Taylor fitted kitchen with plenty of room for a dining table and family room. There is a large ground floor bedroom with an en suite bath/shower room. The remainder of the ground floor is made up of a utility room (including larder), access to the lift, and a useful boot room/cloakroom.





A turned oak staircase leads to a galleried landing with glass balustrade walkway. To one end is an impressive main bedroom with en suite dressing room, lift access, and a luxuriously appointed bath/shower room. From the dressing room there is also access to loft storage. At the other end of the house is the guest bedroom with fitted wardrobes, en suite bath shower room and further access to loft storage.





Outside

Approached via a long, tarmac, private driveway through electric wooden gates to a large gravel parking area and triple garage. The house sits in mature grounds, principally laid to lawn with a stone terrace running the width of the south-facing rear elevation. The land extends to about 1.561 acres.

Services

Mains water and electricity. Private drainage. Air source heat pumps.

Location

Upper Farringdon sits in the South Downs National Park, about four miles south of Alton. The village has a pretty church and popular pub. The nearby town of Alton, on the A31, has railway links to London Waterloo with journey times from 65 minutes, and a range of restaurants, supermarkets and recreational facilities. Winchester has a wider range of facilities including a full calendar of cultural and epicurean festivals centring around the Cathedral, Theatre Royal and city centre.



Property information

Tenure: Freehold

Local Authority: East Hampshire District Council

Council Tax: Band H

EPC Rating: D

Guide Price: £2,000,000





Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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