



FARTHING, POWNTLEY COPSE, ALTON

Hampshire, GU34 4DL



CHARMING COUNTRY HOME IN RURAL YET ACCESSIBLE SETTING

Tucked away in a peaceful location, this delightful home offers the perfect blend of country charm and modern convenience, with planning permission to extend the house, and convert the annexe to create a self contained ancillary residence.



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EPC

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Local Authority: Basingstoke & Deane

Council Tax band: F

Tenure: Freehold

Services: Mains water, electricity and gas. Private drainage.

Planning References: 22/01919/HSE 22/02408/HSE



SURROUNDED BY OPEN COUNTRYSIDE

Approached via wooden gates, a spacious driveway provides ample parking and leads to the front of the property. Step inside to the entrance hall that opens into a well-appointed kitchen with double doors leading directly to the garden. Just off the kitchen is a utility room and a walk-in pantry. The sitting room features a wood-burning stove and double doors opening to the outside. A separate family room provides additional living space. A convenient WC completes the ground floor. Upstairs, the property offers four bedrooms and two bathrooms,. Outside, the pretty garden is a true highlight. A large lawn is framed by mature trees and hedging, offering both privacy and a serene natural backdrop. A charming terrace area provides a perfect spot to relax and enjoy the surroundings. In addition, a versatile outbuilding in the garden includes an office, shed and store, while an adjacent carport adds further practicality to this home.



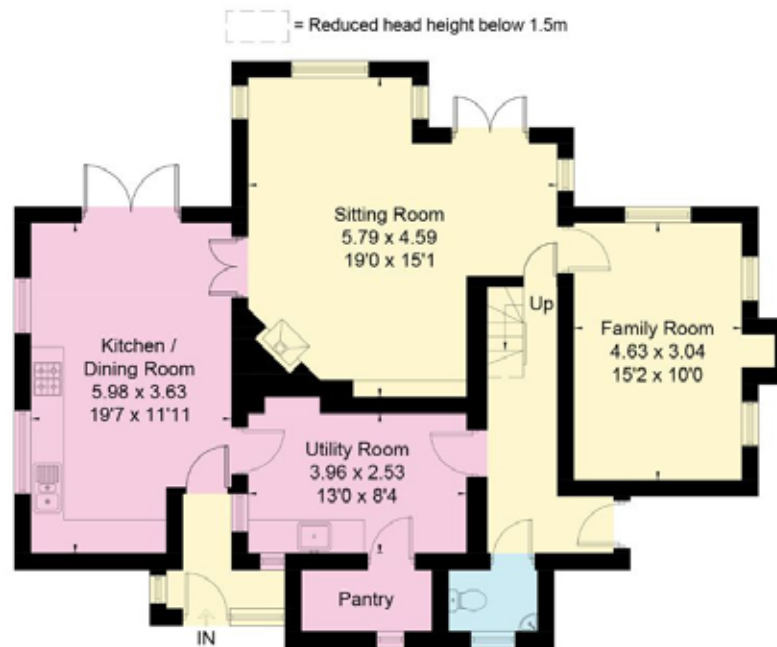




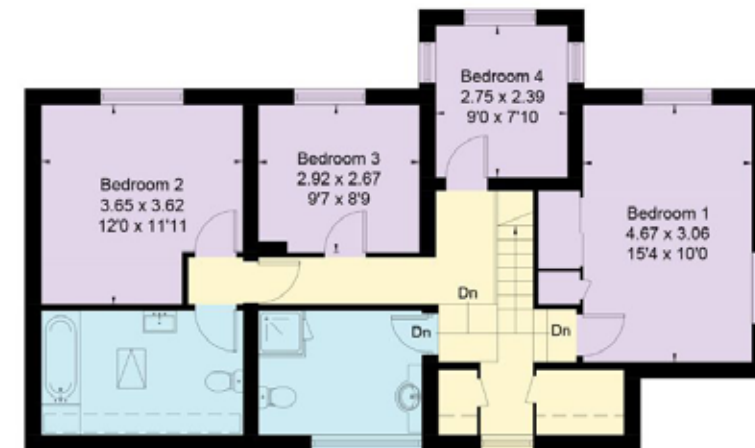
Approximate Floor Area = 172.2 sq m / 1853 sq ft
 Outbuilding = 31.8 sq m / 342 sq ft
 (Excluding Open Store / Shed & Carport)
 Total = 204 sq m / 2195 sq ft



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

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