

1 Rookery Cottages

Mill Court, Upper Froyle, Alton, Hampshire, GU34 4JF

Price Guide £725,000

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Price Guide £725,000 Freehold

- Bentley Station (Waterloo) 2.8 miles
- Alton Station & town centre 3.3 miles
- Hen & Chicken pub 0.5 mile
- Binsted village centre 1.6 mile
- A31 trunk road 500 metres

An exceptionally rare combination of idyllic country cottage with over 2,500 square feet of considered and beautiful accommodation set in a most outstanding rural location with beautiful views.

- Well fitted kitchen/dining room
- Open plan family room
- Sitting room
- Utility room
- Rear lobby
- Cloakroom
- 5 formal bedrooms (en-suite to master)
- Family bathroom
- Usable attic room
- Excellent double garage & driveway parking
- Gorgeous atmospheric gardens
- Surrounded by fields
- Outstanding views from just about everywhere



DESCRIPTION

A tantalising and exceptionally rare opportunity to purchase an excellent period family home set in an outstanding rural location yet within easy striking distance of useful local amenities. The property was originally a Victorian semi-detached cottage that has been transformed with great care and consideration to now produce a wonderful 5 bedroom family home.

Modern demands are catered for and include a large eat-in kitchen/family room with bi-fold doors leading to the rear garden. The gardens are a delight and are bounded by farmland while the views from most rooms and indeed the garden are truly outstanding and extend over miles of rolling Hampshire countryside.

Should anyone require further accommodation the attic room could easily be incorporated into the main accommodation subject to the required consents as well as the double fully integral garage, again subject to consents.





LOCATION

The property is set in the highly desirable hamlet of Mill Court. Situated off a lovely winding country lane within an elevated position taking full advantage of the surrounding area. Centrally positioned within the surrounding villages of Holybourne, Upper Froyle and Binsted and on the borders of the South Downs National Park. Also set between the larger towns of Farnham and Alton with a geographical bias towards Alton. The nearest station is in Bentley, however Alton Station is also conveniently located. The adjacent village of Binsted affords a CofE primary school, Holy Cross Church and the Binsted Inn, sports fields and a series of footpaths and lanes traversing the surrounding undulating South Downs National Park countryside intertwined with ponds and streams. Farnham town centre provides varied shops, stores and supermarkets, stations, schools, colleges and sports centre. Additional facilities include Alice Holt Forest, Blacknest Golf Course and the A31 Winchester-Guildford axis.

DIRECTIONS

From Alton town centre proceed out of town along Anstey Road which becomes London Road and finally Montecchio Way. Approach the A31 roundabout taking the first exit toward London. Drive for approximately 1.7 miles taking the outside lane whilst preparing to turn right immediately after the road widens signposted Mill Court and Wyck. Turn right across the opposing dual carriageway and proceed along this country lane for approximately 500 yards where the property can be found on the left hand side.

SERVICES

Private drainage, mains water & oil central heating.

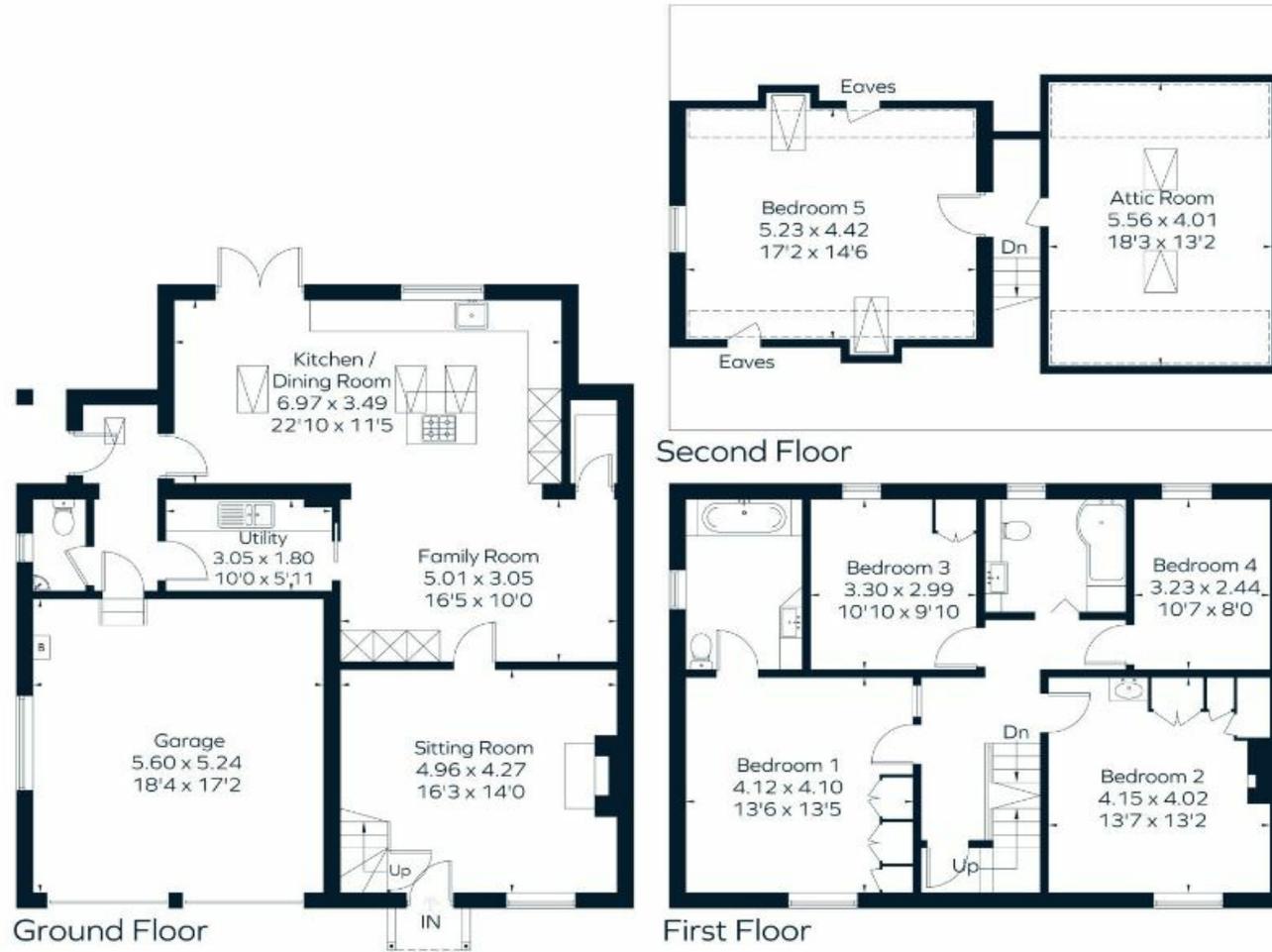
COUNCIL TAX

Band D - East Hampshire District Council.





Approximate Area = 239.4 sq m / 2576 sq ft (Including Garage & Attic Room)



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Energy Efficiency Rating	
Current	Potential
<small>Very energy efficient - lower running costs</small> (92+) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <small>Not energy efficient - higher running costs</small>	
51	65
England & Wales EU Directive 2002/91/EC	

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