



## New House adjoining 16 Thurstons

Binsted, Alton, GU34 4PD

A brand new detached 3 bedroom village house with a large kitchen/dining room situated in the village of Binsted, built by a renowned local builder. There is underfloor heating to the ground floor, carpets to the bedrooms, en suite to bedroom 1, air heat source pump, fitted kitchen with breakfast bar, garden and driveway parking.

**Price Guide £592,500**

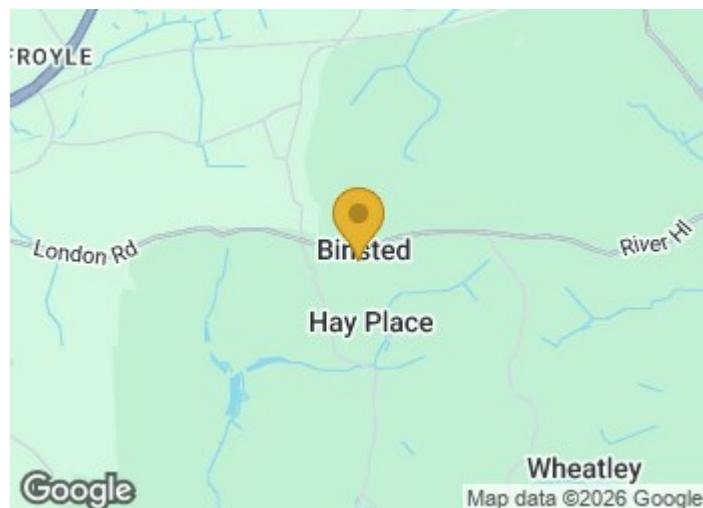


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- Brand new detached house
- Under floor heating to ground floor, carpets to bedrooms and air heat source pump
- 3 bedrooms, en suite shower room to Bedroom 1
- Driveway parking with electric charging point
- Village location
- Sitting room
- Family bathroom with bath and separate shower
- Entrance hall with cloakroom
- Large kitchen/dining room with fitted appliances, breakfast bar and doors to the patio and rear garden
- Level front and rear garden with patio

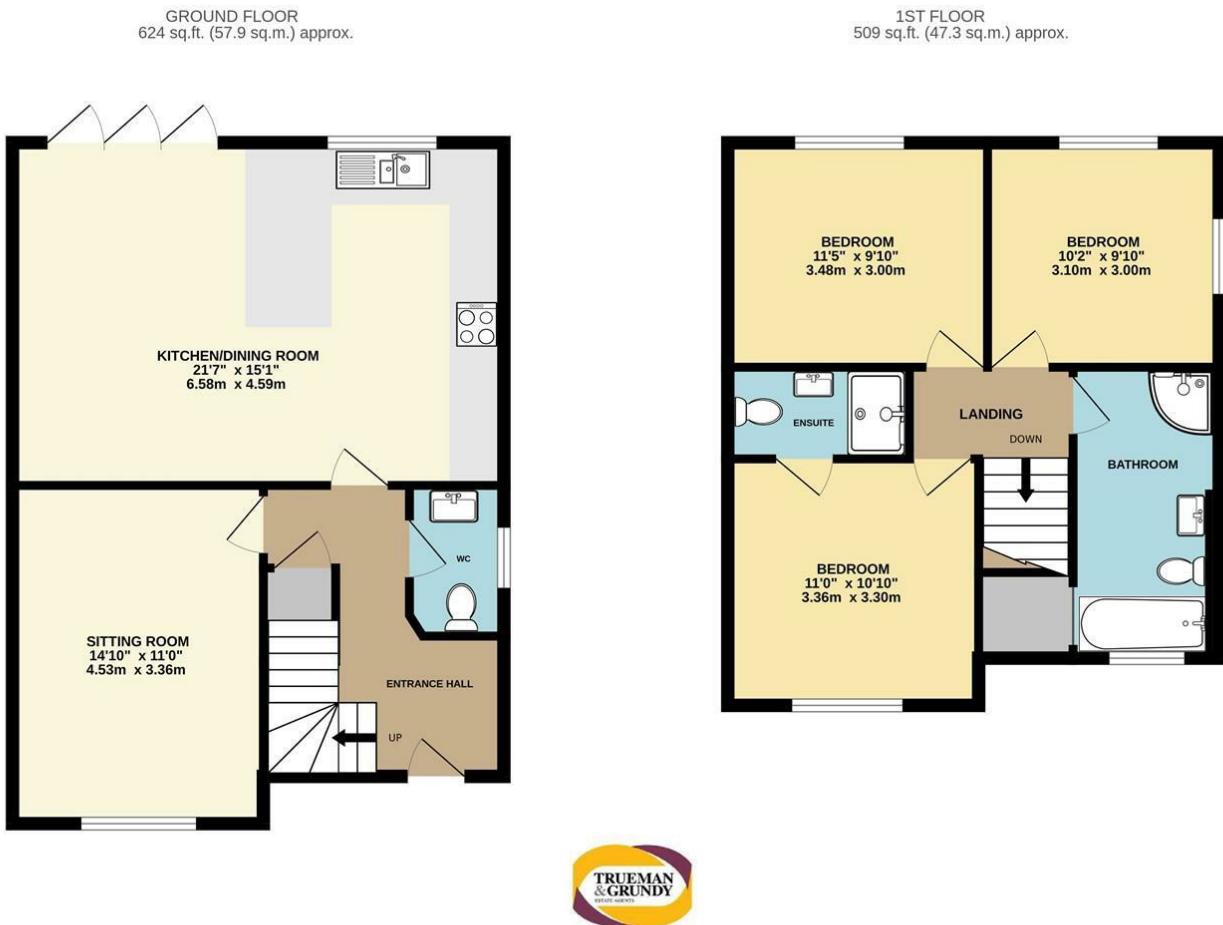


## Directions

SAT NAV GU34 4PD



## Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	