



ISINGTON CLOSE

Isington Road, Isington, Alton GU34 4PR





SALES & LETTINGS | PLANNING & DEVELOPMENT | RURAL CONSULTANCY | ARCHITECTURE & DESIGN

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An attractive Grade II listed village house with delightful landscaped gardens, outbuildings and paddocks extending in all to approximately 10.7 Acres (4.33 ha)

Accommodation

Entrance Hall | Cloakroom | Drawing Room | Dining Room | Family Room / Snug
| Kitchen / Breakfast Room | Pantry | Utility Room / Boot Room | Back Kitchen | Bedroom 1 with Ensuite
Bathroom and Dressing Room | 3 Further Bedrooms | Study | 2 Bathrooms | Private Drive with Extensive
Parking | Triple Garage | Various Outbuildings including Workshop, Store and Barn | Formal Gardens
and Paddocks in all extending to approximately 10.7 Acres (4.33 ha)

Bentley Station 0.5 miles | Farnham (and mainline station) 5.4 miles
| Alton (and mainline station) 6.2 miles | Petersfield 16.3 miles
| Guildford 15.4 miles | Mileages approximate







THE PROPERTY

An extremely handsome Grade II listed village house offering comfortable, well proportioned and versatile accommodation arranged over two floors. The original part of the house is believed to date back to c. 1500's with later additions. The property is full of charm and character throughout, with notable features including open fireplaces, a handmade curved wooden staircase in the reception hall, three reception rooms and four bedrooms. The house further enjoys a delightful outlook to the rear across its own attractively landscaped gardens.

OUTSIDE

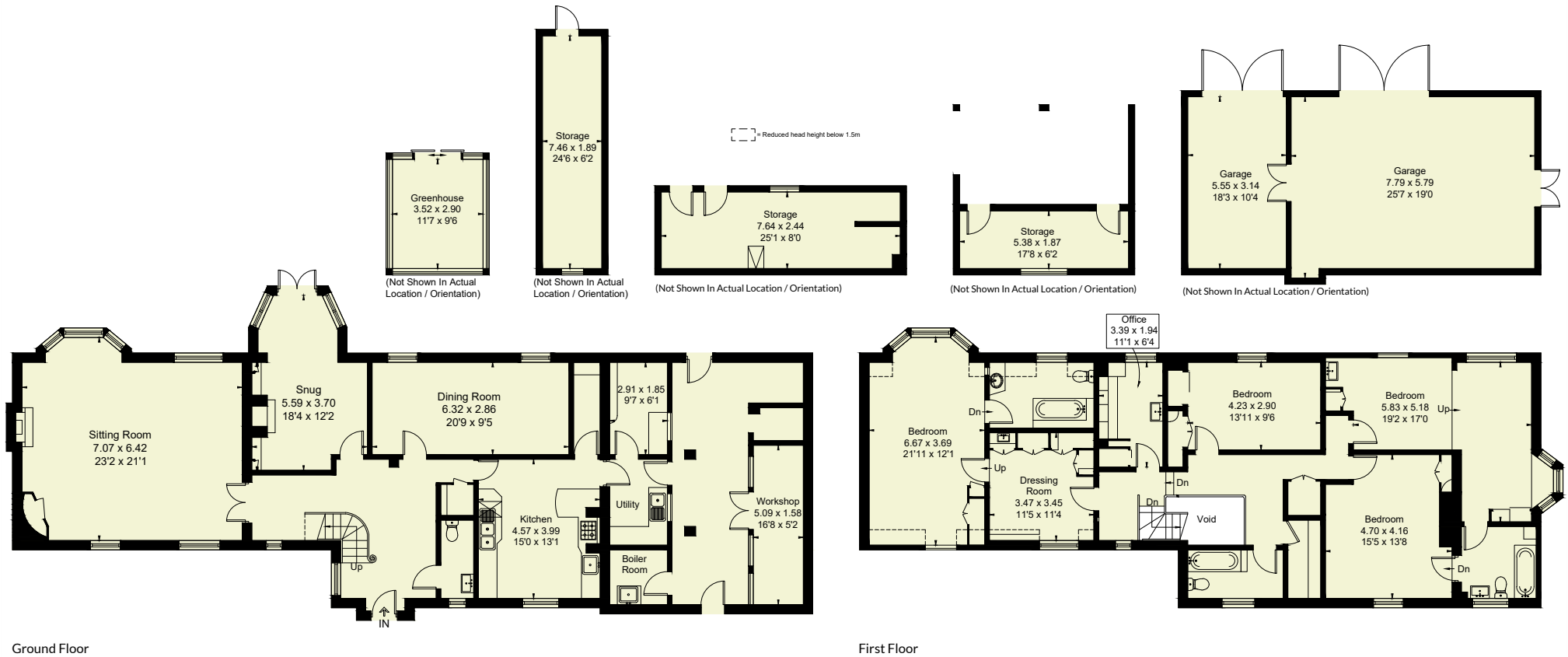
The property is approached via a private driveway leading to a spacious parking area, edged with grass and yew hedging and access to a triple garage. The entrance to the house is through pretty wrought iron gates, across a wide York stone terrace. The gardens to the house are particularly delightful, arranged into different 'areas' in which to relax and enjoy and include formal lawns, a kitchen garden with greenhouse, a mature orchard and paddocks. The paddocks are to the south and east of the property and have a separate gated access from the lane, fully enclosed and include a detached open sided barn. The formal gardens to the house enjoy a sunny southerly aspect and, in all, the gardens and paddocks extend to approximately 10.7 Acres (4.33 ha).

LOCATION

Isington Close is located in the pretty rural hamlet of Isington which has an organic farm and coffee shop close to the neighbouring village of Bentley with its train station, village store, Post Office and public house. A wider range of shopping and recreational facilities can be found at either Farnham or Alton. There are a number of good schools in the area including Bentley and Binsted village primary schools, Alton School, Frensham Heights, Lord Wandsworth College and Edgeborough School. Mainline stations are located at Bentley, Alton and Farnham all serving London Waterloo in approximately one hour and the nearby A31 provides fast access to the A3 and M3 as well as connections to London and the harbours, creeks and beaches of the south coast.



Approximate Floor Area = 318.1 sq m / 3424 sq ft
 Garage = 61.3 sq m / 660 sq ft
 Outbuildings = 53.0 sq m / 570 sq ft
 Total = 432.4 sq m / 4654 sq ft (Excluding Void)





GENERAL REMARKS

Method of Sale

The property is offered for sale by private treaty.

Services

Mains water, electricity, drainage. Gas central heating.

Broadband availability

Superfast available (according to Ofcom)

Mobile/Internet Coverage

Good outdoors, limited indoors (according to Ofcom)

Tenure

Freehold with vacant possession.

Construction

Brick with tiled roof.

Local Authority

East Hampshire District Council

www.easthants.gov.uk

Tel: 01730 26655

Council Tax

Band H

EPC

E35

Directions

From Petersfield proceed out of the town via Bell Hill towards the A32. Turn right onto the A32 and upon reaching the Chawton Roundabout take the third exit onto the A31 towards Bentley. Turn off the A31 at the Bentley exit signposted Bentley and Bentley Station. Turn left at the end and right onto London Road taking the first right onto Station Road. Proceed for approximately 0.6 miles along Station Road turning right onto Isington Road where the entrance to the property be found after approximately 0.3 miles on the left hand side.

What3Words

///nylon.mountain.canine

Viewings

By appointment with BCM Wilson Hill only

NB Photos and brochure prepared May 2026

IMPORTANT NOTICE

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Petersfield

01730 262 600

petersfield@bcmwilsonhill.co.uk

Further offices at: Winchester | Isle of Wight | Oxford

bcmwilsonhill.co.uk

