



## 3 Old Foresters Cottages, Isington Road, Isington

Nr Alton GU34 4PR

Guide Price £525,000

**ANDREW LODGE**

*estate agents*



A charming and substantial character cottage dating back to 1812 with generous gardens and a wonderful semi-rural setting in the sought-after village of Binsted, near Bentley. \* No onward chain \*

Offered to the market with no onward chain, the property combines period charm with versatile modern living. A particular feature is the impressive private rear garden, backing directly onto open fields, creating a peaceful and picturesque setting.

The accommodation begins with a welcoming entrance leading into the front aspect living room. The well-appointed kitchen, which provides a good range of storage and work surfaces leads into a separate dining room offering an ideal space for family meals and entertaining.

A bright and versatile conservatory extends the living accommodation and provides an attractive connection to the garden and surrounding countryside. This flexible space could be used as a reading room or home office.



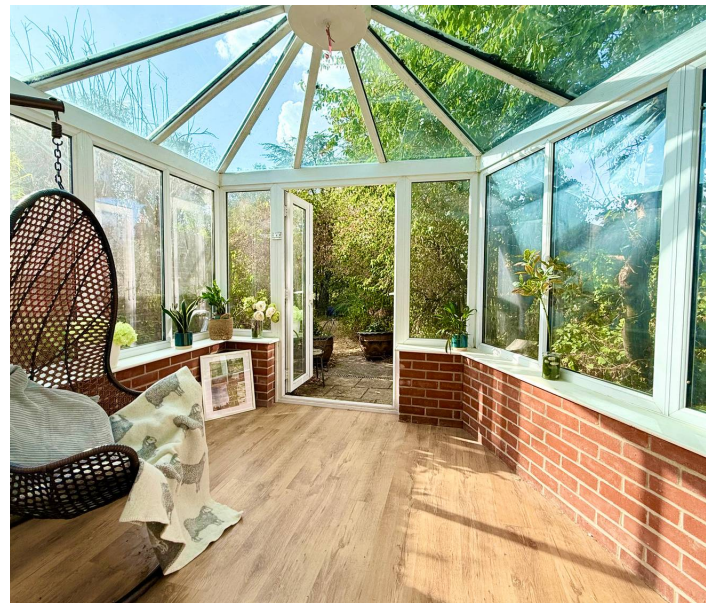
Upstairs, there are two spacious double bedrooms. The principal bedroom benefits from an en-suite shower room and doors opening onto a Juliette balcony, providing a delightful outlook over the surrounding rural landscape. The second bedroom is generously proportioned and offers excellent flexibility for guests, family members or home working. A separate family bathroom completes the first-floor accommodation.

Outside, the property enjoys a particularly generous and private rear garden. Backing onto open fields, the garden provides a rare combination of privacy, space and uninterrupted countryside views. There is ample room for outdoor entertaining, gardening and relaxation, while the size of the plot may also offer scope for a garden studio or home office, subject to the necessary planning consents.

To the front, a driveway provides parking for multiple vehicles, adding further practicality to this attractive country home.

The property is ideally positioned for those seeking a quieter rural lifestyle without compromising on connectivity. Isington is a very small rural hamlet, surrounded by farmland, in a lovely unspoilt part of Hampshire. The hamlet found special fame when Field Marshall Montgomery decided to make his home there, when he retired from the Army. There is a local farm shop which sells meats and fresh bread etc. Bentley railway station is approximately a five-minute walk away, providing direct services to London Waterloo, with journey times of around one hour. The surrounding countryside offers excellent opportunities for walking and cycling, while the nearby towns of Farnham and Alton provide a comprehensive range of shopping, leisure and everyday amenities.

With its combination of period character, generous accommodation, substantial garden, countryside views and superb commuter links, this delightful cottage offers a rare opportunity to enjoy village living within easy reach of London.





General:

Services - All mains services.

Local Authority - East Hampshire District Council  
Penns Place, Petersfield GU31 4EX. 01730 266551.

Council Tax - Band E with an annual charge for  
the year ending 31.03.27 of £2,846.17

Tenure - Freehold

EPC Rating - D

Mobile signal available. Superfast broadband.

Location

Bentley station within a short walk (Waterloo 65  
minutes).

Farnham town and station about 5 miles.

Alton town and station about 6 miles.

Guildford about 15 miles.

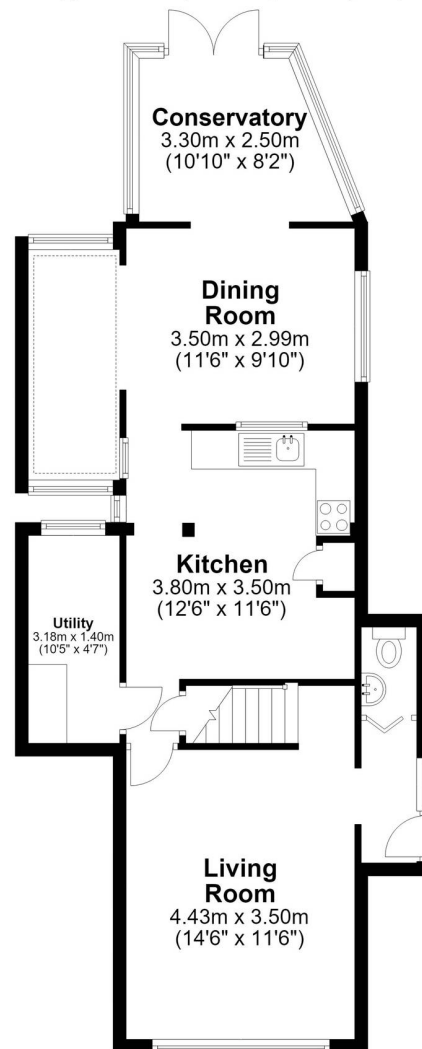
London about 45 miles. (All distances are  
approximate)



# Old Foresters Cottages

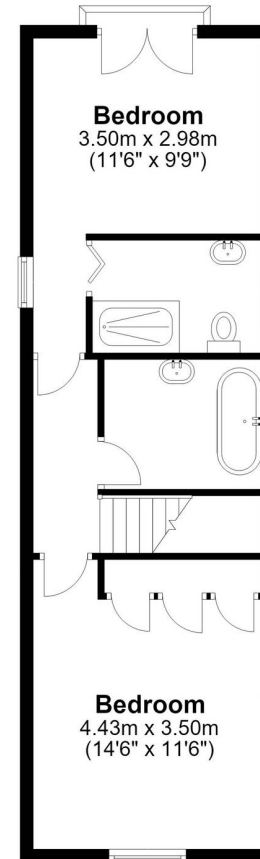
## Ground Floor

Approx. 64.1 sq. metres (689.7 sq. feet)



## First Floor

Approx. 43.4 sq. metres (466.6 sq. feet)



Total area: approx. 107.4 sq. metres (1156.3 sq. feet)

For clarification we wish to inform prospective purchasers that we have prepared these particulars as a general guide only. They are intended to give a fair description of the property but their accuracy is not guaranteed nor do they form part of any contract. All information should be verified by yourself and your professional advisors. We have not carried out a survey nor have we tested the services, appliances and specific fixtures and fittings. It must not be assumed that the property has all or any necessary planning permissions, building regulations or any other consents. Room sizes are approximate and they have been taken between internal wall surfaces and therefore include cupboards, shelves etc. Accordingly they should not be relied upon for carpets, curtains and furnishings

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## Andrew Lodge Estate Agents

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Directions: Take the A31 out of Farnham signed to Alton. Turn off left when reaching the Bentley sign and at the T junction turn left signed to Isington. Take the next right into Isington Road where the property can be found on the right hand side.