



## New House adjoining 16 Thurstons

Binsted, Alton, GU34 4PD

A brand new detached 3 bedroom village house with a large kitchen/dining room with doors to the patio and rear garden 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 £535,000**

# New House adjoining 16 Thurstons

Binsted, Alton, GU34 4PD



- 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



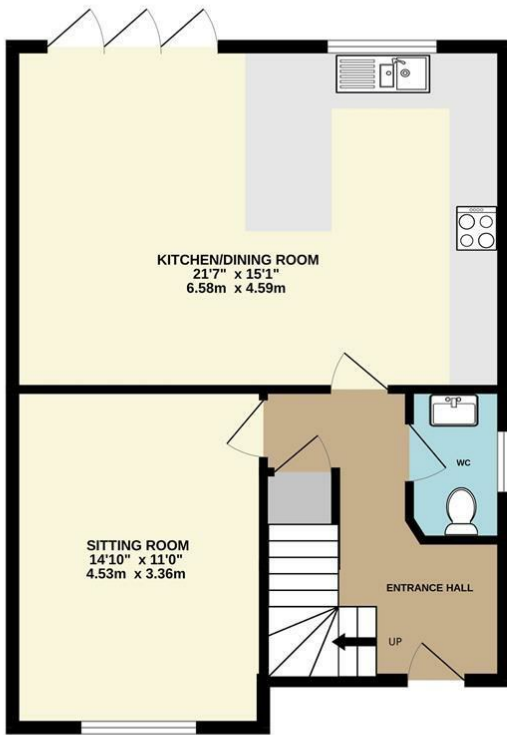
[Directions](#)

SAT NAV GU34 4PD

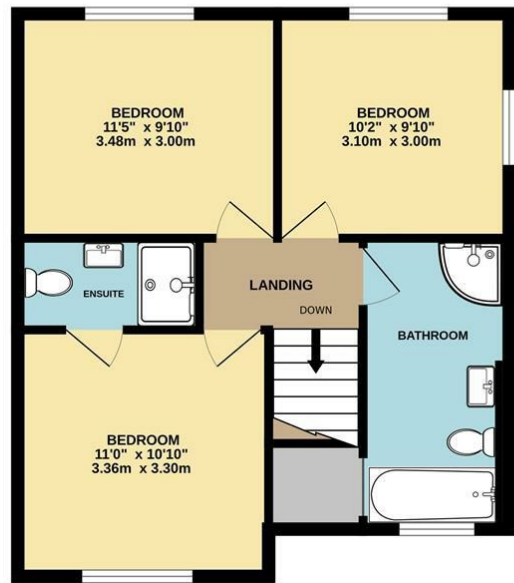


# Floor Plan

GROUND FLOOR  
624 sq.ft. (57.9 sq.m.) approx.



1ST FLOOR  
509 sq.ft. (47.3 sq.m.) approx.



TOTAL FLOOR AREA: 1133 sq.ft. (105.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating	Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
 Very energy efficient - lower running costs (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not energy efficient - higher running costs			 Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	