

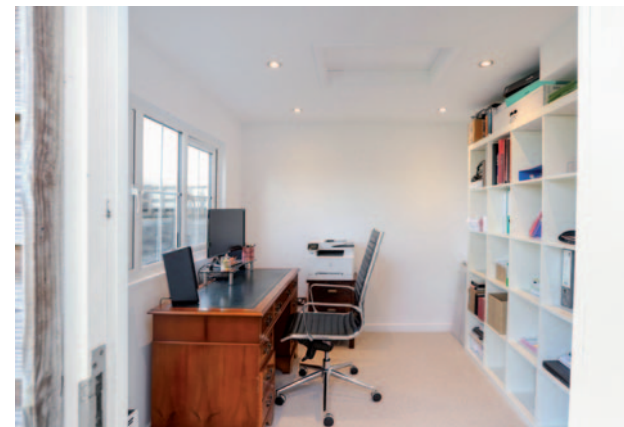


June's Cottage

THE STREET | UPPER FARRINGTON | HAMPSHIRE | GU34 3DS

Wilson | Hill

Master Bedroom with Ensuite Shower Room | Guest Bedroom with Ensuite Shower Room | 2 Further Bedrooms | Family Bathroom | Entrance Hall | Cloakroom | Sitting Room
Family Room | Kitchen/Dining Room | Utility Room | Detached Garage divided into Store Room with Office behind | Attractive Gardens with lovely views to the rear | Parking
Alton 4.4 miles, Petersfield 10 miles, Winchester 17 miles, Guildford 23 miles, London 54 miles



| The Property

June's Cottage is a really great package, being a modern family house with well proportioned bright rooms in a fantastic setting on the edge of Upper Farringdon, with lovely views over open countryside to the rear.

The flexible accommodation is arranged with a master bedroom with ensuite shower room, a guest bedroom with shower room, two further good size bedrooms and family bathroom on the first floor, whilst on the ground floor there is a nice large sitting room together

with a big kitchen/dining room and a separate family room. A utility room and cloakroom are also provided. The garage is divided into a useful store and a home office. In all a great family house and an early appointment to view is strongly recommended.



| Location

The house is located close to the heart of the very popular village of Upper Farringdon. The village itself has a recently refurbished pub and very active community. The surrounding countryside is known for its natural beauty and is crisscrossed by footpaths and bridleways providing great scope for both riding and walking and the village is located within the South Downs National Park. Alton and Petersfield are both within easy driving distance and the larger centres of Winchester and Guildford are both under half an hour away. The nearest mainline station is at Alton or alternatively Petersfield both with services to London Waterloo.

There is an excellent range of both state and private schools within the area and the south coast with its numerous creeks and inlets is about half an hour drive to the south.

| Outside

The drive is located to the front and side of the house and is bounded in places by herbaceous borders. Paths lead either side of the house to the main rear garden with a terrace adjacent to the house then leading to open areas of lawn bounded by well stocked herbaceous borders. There are lovely views to the rear over open countryside.



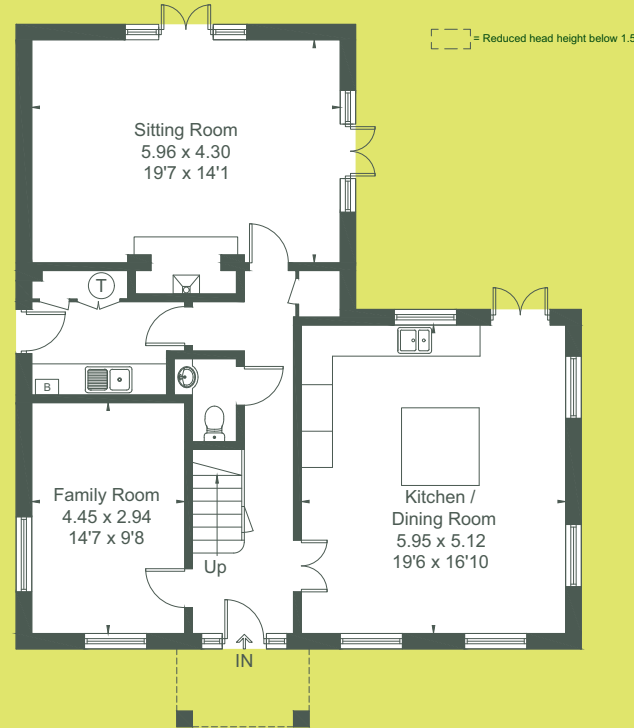
Directions to GU34 3DS

From Petersfield go along the A272 for about 6 miles and at the Meon Hut crossroads turn right onto the A32. Follow the A32 for a few miles until you come to Farringdon, and shortly after entering the village you will come to a crossroads and here turn right signed to Upper Farringdon. Follow the road up the hill and after 0.2 miles June's Cottage is the second house you will come to on the left.

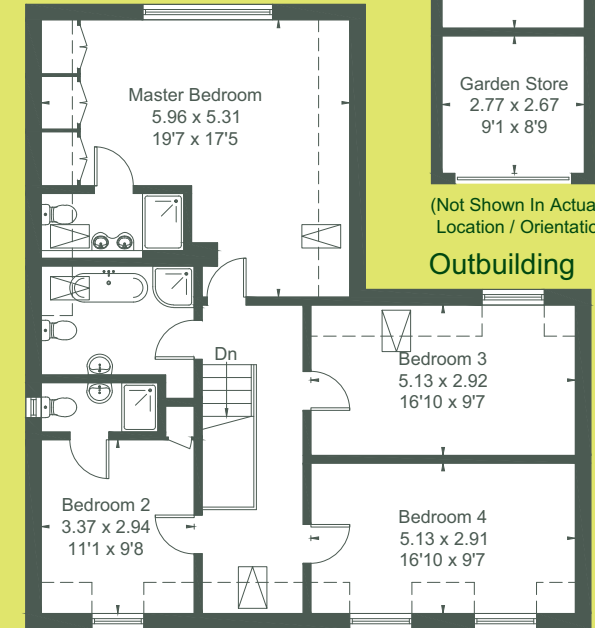


Viewing by Appointment only

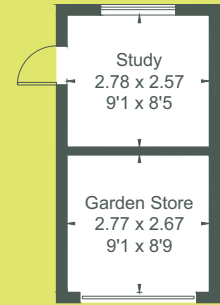
Approximate IPMS2 Floor Area = 175.3 sq m / 1887 sq ft
Outbuilding = 14.5 sq m / 156 sq ft
Limited Use Area = 13 sq m / 140 sq ft
Total = 202.8 sq m / 2183 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

Outbuilding

Surveyed and drawn in accordance with IPMS: Residential Buildings by fourwalls-group.com 227262

Services: All mains services are provided, Gas fired boiler providing hot water and central heating via radiators.

Local Authority: East Hampshire District Council, www.easthants.gov.uk, 01730 266551

Council Tax: Band G

EPC: C80

Wilson Hill have not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Maps and plans shown as a guide only.

Details and photographs dated February 2019 and one client's shot of wisteria.

