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2 Thurstons

Binsted, Alton, Hampshire, GU34 4PD

Price £475,000



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Price £475,000 Freehold

- Bentley station (Waterloo line)
- Alton 4.25 miles
- Farnham 6.5 miles
- A31 1.8 miles

An older style semi-detached house of character occupying a remarkably large plot in a broad village cul-de-sac and boasting copious amounts of off-street parking

- 3 bedrooms
- Bathroom
- Sitting room
- Entrance hall, stairs & landing
- Downstairs cloakroom
- Utility and work room
- Large enclosed gardens and parking

DESCRIPTION

Set in a highly regarded village within the South Downs National Park, this circa 1948 property of substance and maturity is set within an unusually large plot which extends to a little under a fifth of an acre. Immediately behind the property there is an intimate garden for entertaining which leads to a garden gate which provides access to a large area of garden which boasts mature, well kept shrubs and trees which back directly onto fields. This area exceeds 100' in length. Also outside the property is a tarmacked front courtyard which is formally bounded by a brick wall with peers. The property offers an excellent all round presentation whilst offering double glazing and gas central heating via radiators.



LOCATION

Thurstons occupies a cul-de-sac location elevated above and set back from the village street in Binsted, which affords a primary school, Holy Cross Church, a sports field with associated clubs, private fishing lakes and a series of footpaths and lanes traversing the surrounding undulating Hampshire countryside intertwined with ponds and streams. The house is outside the village Conservation Area yet within the South Downs National Park. The neighbouring village of Bentley has a commuter rail service to London Waterloo whilst the towns of Alton and Farnham provide varied shops, stores and supermarkets, schools, colleges and sports centres. Additional landmarks include Alice Holt Forest and Blacknest Golf Club. The A31 Winchester-Guildford axis is within 1.8 miles.

DIRECTIONS

From Alton town centre, proceed North Eastwards via Normandy Street/Anstey Road. After passing Anstey Park on the left, turn left at the traffic lights into Holybourne. Continue through the village to Binsted. In Binsted, continue ahead at the crossroads for 0.2 mile where Thurstons is on the right, the house being on the corner of Clements Close.

COUNCIL TAX

Band D - Authorities:- East Hampshire District Council & South Downs National Park

SERVICES

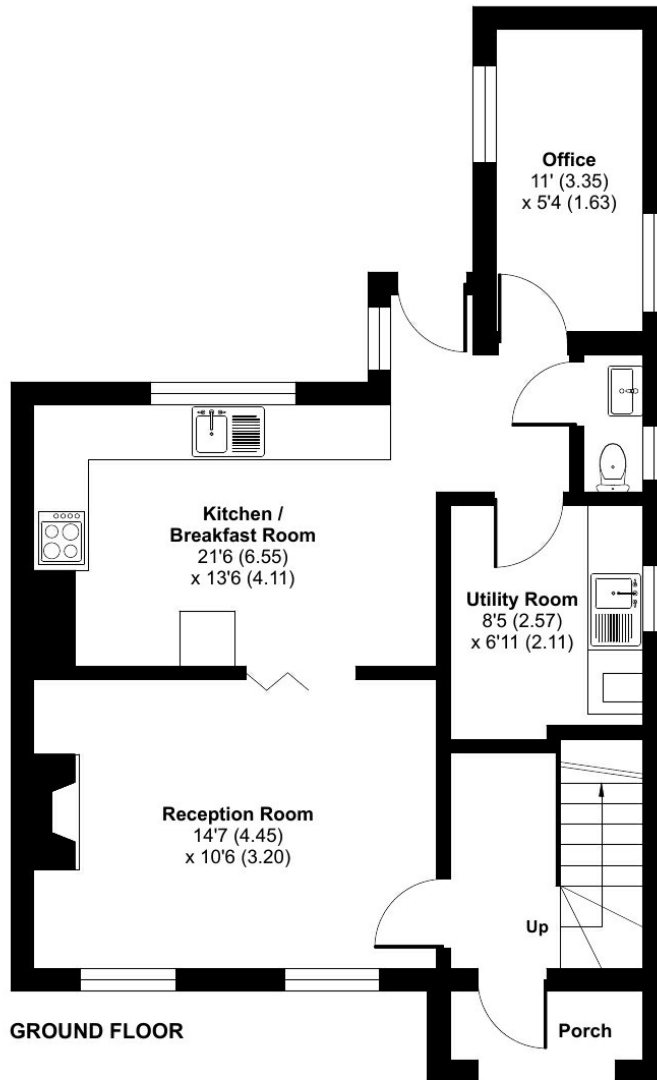
All mains services.



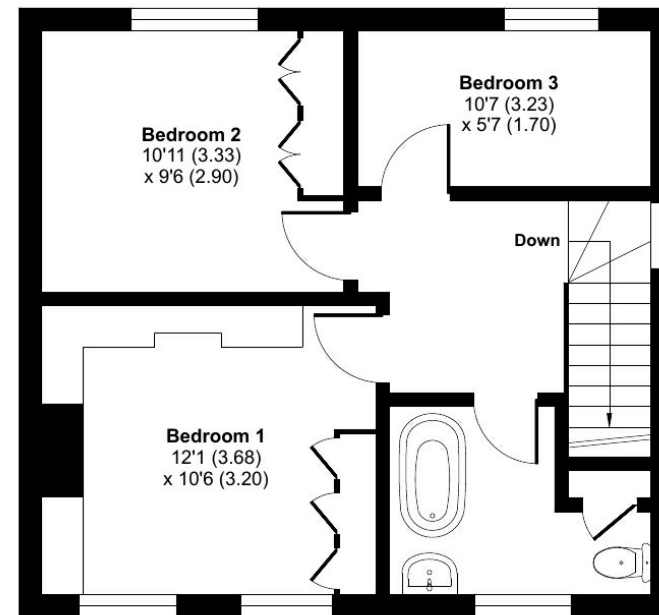
Thurstons, Binsted, Alton, GU34

Approximate Area = 997 sq ft / 92.6 sq m

For identification only - Not to scale



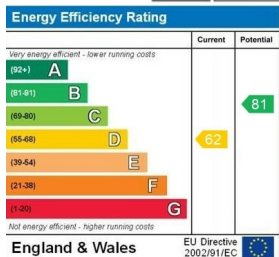
GROUND FLOOR



FIRST FLOOR



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