

The Platt

Brightstone Lane, Farringdon, Alton, Hampshire, GU34 3DP

Guide Price £565,000

wpr



The Platt

Brightstone Lane, Farrington, Alton, Hampshire, GU34 3DP

Guide Price £565,000 Freehold

- Within South Downs National Park
- Walks and village inn nearby
- Alton High Street within 3.5 miles
- A32 to Meon Valley & South Coast

Needing modernisation, an impressive wide and individual detached bungalow set back in a village lane on a overall plot of 140' x maximum 66'

- Reception hall
- Sitting room + fireplace
- 24' 3 x 9' 5 kitchen/dining room
- 3 bedrooms
- Wet room
- Store/intended garage & utility
- Unkempt gardens + ponds & outhouses
- Chain-free sale

DESCRIPTION

One family have been the only occupiers since its origins in the 1960s. To a double fronted design and centred on a reception hall with solid internal walls, the accommodation at The Platt has latent potential for improvement and enhancement. Enjoying a southerly rear aspect, the property has older uPVC double glazing except the store room, a gas heating system with radiators and a modern Worcester Greenstar Ri boiler, several coved ceilings, and a Britony II gas hot water boiler concealed in the kitchen. A hinged hatch in the hall has a fitted aluminium ladder to the handcut loft, which is illuminated by strip lighting.



LOCATION

The Platt stands back over 40' from Brightstone Lane and the neighbourhood has historic connections with the long closed Meon Valley railway. The immediate village surroundings provide country walks, bridleways and byways, the Golden Pheasant Inn and access via the A32 to Alton and further towns to the North and the Meon Valley and coast to the south. Upper Farringdon includes a fine array of period and individual properties, the parish church and the Rose & Crown Inn among its attributes. Jane Austen's much admired village of Chawton has a primary school, specialist library and cricket club. Within 3.5 miles drive is Alton's High Street. This old market town has individual and national retailers including Sainsbury's, Waitrose, M&S, Boots, Iceland, Aldi and Wickes, a commuter service to London Waterloo (minimum journey time 69 minutes), senior and Alton schools, a further education college, sports centre, 2 outlying golf courses, a programme of open air events and an intriguing Saxon, civil war and hop growing history. Brightstone Lane ascends to Four Marks golf course, near one of the highest points in Hampshire.

DIRECTIONS

From Alton, take the A31 towards Winchester and at the western end of the Alton Bypass, take the A32 towards Fareham and Petersfield. After 1.5 miles in Lower Farringdon, turn right at the crossroads towards Four Marks onto Brightstone Lane and The Platt is on the left directly before Old Sidings and the row of former railway cottages.

NB

We have been unable confirm whether certain items included with this property are in full working order. Any prospective purchaser must accept that the property is offered for sale on this basis.

SERVICES

Mains electricity, water and gas. Septic tank drainage (mains drainage may be available nearby across front layby).

COUNCIL TAX

Band E - Authorities: East Hampshire District Council and South Downs National Park.



78 High Street, Alton, Hampshire, GU34 1EN
t: 01420 87379 e: alton@wpr.co.uk

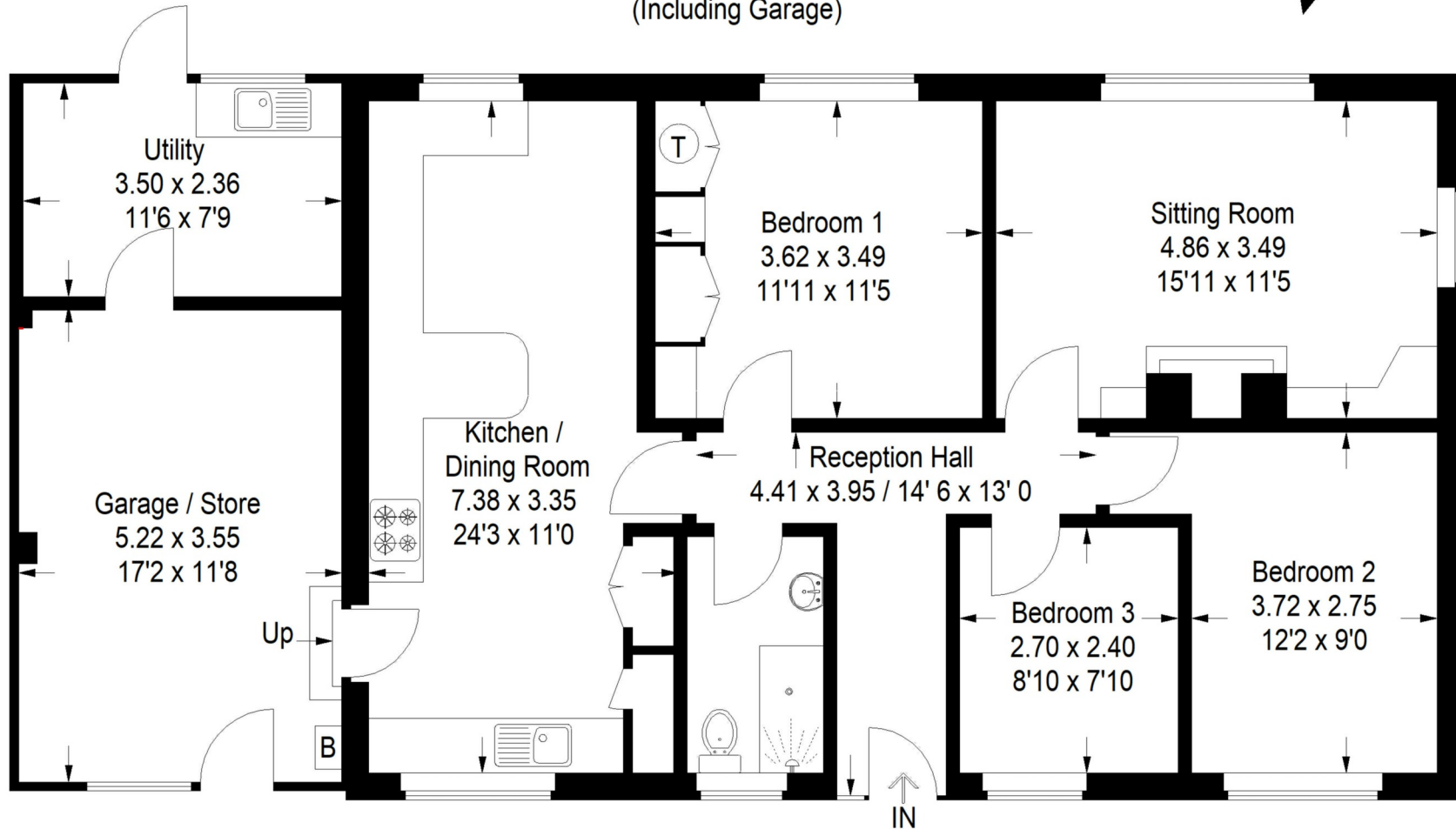
VIEWING

Strictly by prior appointment with Warren Powell-Richards



Brightstone Lane, Farringdon

Approximate Gross Internal Area = 116.7 sq m / 1256 sq ft
(Including Garage)



This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92+) A	82
(81-91) B	
(69-80) C	
(54-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
66	
EU Directive 2002/91/EC	
England & Wales	

Office Locations: Alton • Farnham • Godalming • Grayshott • Haslemere • London

NOWKD320140

Property details are a general outline and do not constitute any part of an offer or contract. Services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fittings and fixtures are not included unless specifically described. Measurements, distances and areas are approximate and for guidance only. This material is protected by laws of copyright.