

Annetts Farmhouse, Lower Farringdon



Annetts Farmhouse

Period farmhouse with 2.15 acres of gardens and grounds.

A former farmhouse with good size family accommodation and potential to enlarge, subject to obtaining the necessary consents. The ground floor comprises four reception rooms, large kitchen, conservatory, shower room and utility room. Recently added is a ground floor bedroom/sitting room, with en suite wet room.

On the first floor, there are three bedrooms, a dressing room, bathroom and shower room.

The property is approached over a private driveway, leading onto an open fronted barn and fuel store. There are mature gardens to the rear and a paddock to the north of the house, with separate access.

The adjoining barn is also available for sale.



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Services

Mains water and electricity. Private drainage. Oil fired heating.

Local Authority: East Hampshire District Council

Council tax band F

Tenure Freehold

Postcode: GU34 3EL





Mileages

Alton 4 miles, Petersfield 9.5 miles, Farnham 12 miles, Basingstoke 15 miles, Winchester 17 miles, Guildford 23 miles, A31 1.5 miles, M3 14 miles, London Waterloo from Alton Station from 67 minutes. All distances and times are approximate.

Situation

The joined villages of Lower & Upper Farrington are situated within the South Downs National Park about four miles south of the Georgian market town of Alton. Within the villages are two public houses and a church. Alton provides a comprehensive range of day-to-day amenities, with the major towns of Petersfield, Farnham, Winchester and Basingstoke within daily driving distance, offering a broader range of shopping, recreational and educational facilities.

Communications are first-class with the M3 and A31 close by providing access to London, the South Coast and Southampton Airport. There is a mainline station at Alton with direct services to London Waterloo.

Educational needs are well provided for, with excellent state schools in Alton and the surrounding villages. Independent schools nearby include Alton School, Edgeborough, Frensham Heights, Churches, St Swithun's and Lord Wandsworth College.

The surrounding countryside is delightful, throughout which there are many public footpaths to enjoy, some of which are accessible from the property.





**Approximate Gross Internal Floor Area 265.9 sq m / 2,862 sq ft
Incl Limited Use Area (13.4 sq m/ 144 sq ft)**



Ground Floor



First Floor

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Knight Frank
North Hampshire
Matrix House
Basingstoke
RG21 4FF
knightfrank.co.uk

I would be delighted to tell you more
Shaun Hobbs
01256 630971
shaun.hobbs@knightfrank.com



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.
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