



ROSE COTTAGE

Isington Road, Isington, Alton, Hampshire, GU34 4PN

Carter Jonas

ROSE COTTAGE, ISINGTON ROAD, ISINGTON, ALTON, HAMPSHIRE, GU34 4PN

- 3 bedrooms
- Bathroom
- Sitting room
- Dining room
- Kitchen and pantry
- Gardens to front and rear
- Cellar
- Attached garage
- In need of complete renovation and refurbishment
- Charming rural position

DESCRIPTION

Rose Cottage is an attractive double fronted period home which is now in need of complete modernisation and refurbishment, with the possibility of remodelling or extending (subject to obtaining the relevant consents). The property sits in a generous plot, with a driveway to the side. Ground floor accommodation comprises a kitchen with adjoining pantry, a well proportioned sitting room with fireplace and a dining room. There is a cellar accessed from the kitchen. To the first floor are three bedrooms and a family bathroom.

OUTSIDE

Attached to the house is a double garage. There is also a driveway to the side. The gardens are to the front and rear, and whilst currently overgrown, have the possibility to provide secluded and well screened gardens once cleared and landscaped.

AN EXCITING OPPORTUNITY TO ACQUIRE AN UNMODERNISED PERIOD HOME



LOCATION

Rose Cottage is positioned in the sought-after hamlet of Isington, with it's nearby organic farm shop at Mill Farm. The nearby village of Bentley has a church, primary school, shop, recreation ground and cricket pitch. Farnham is 6 miles away and has an excellent range of high street and independent shops, supermarkets and eateries. Isington is surrounded by glorious open countryside with walking, riding and fishing at Alice Holt Forest and Frensham Little Pond, plus sailing at the Great Pond. There is an excellent choice of state and private schools in Farnham, Guildford and the surrounding areas including Bentley Primary School, Edgeborough, Frensham Heights, Lord Wandsworth College and Charterhouse. Communications are first class with the A31/A3 and A331/M3 providing links to London and the south coast. Gatwick, Heathrow and Southampton airports are all accessible in under an hour.

ADDITIONAL INFORMATION

Tenure: Freehold.

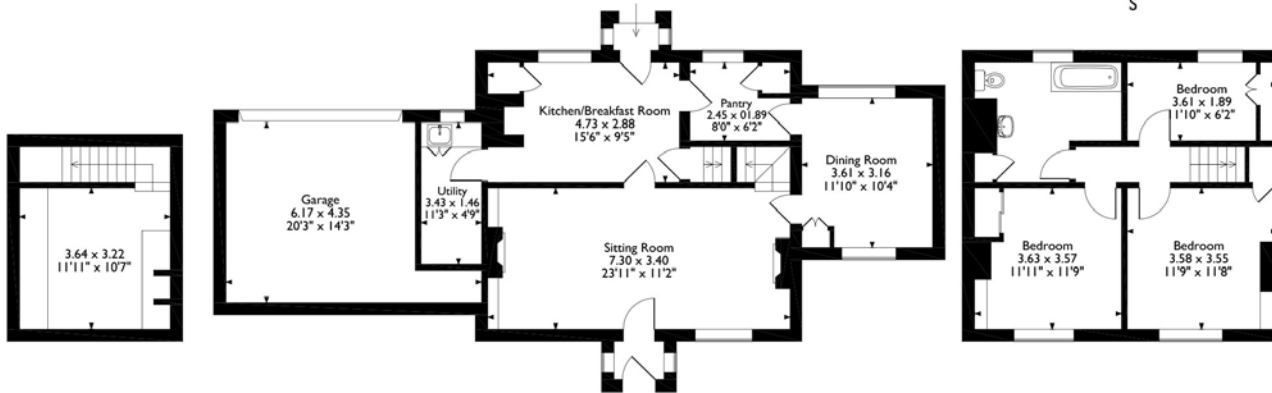
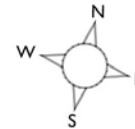
Services: Mains water and electricity. Mobile signal/coverage and broadband speeds can be checked here: <https://checker.ofcom.org.uk/>

Local Authority: East Hampshire District Council. Council Tax Band F.

Viewing: Strictly by appointment through the agent, Carter Jonas.



Rose Cottage, Isington Road Isington, Alton, Hampshire
 Approximate Gross Internal Area
 Main House = 130 Sq M/1399 Sq Ft
 Garage = 21 Sq M/226 Sq Ft
 Total = 151 Sq M/1625 Sq Ft



Ground Floor

First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		68
(39-54) E		
(21-38) F	22	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

Winchester 01962 842742
 winchester@carterjonas.co.uk
 9a Jewry Street, Winchester, SO23 8RZ

carterjonas.co.uk
 Offices throughout the UK

Exclusive UK affiliate of

CHRISTIE'S
 INTERNATIONAL REAL ESTATE

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.