



Aldix Copse, Blacknest Road, Isington, Alton, Hampshire. GU34 4PT.
Guide Price £2,000,000



Description

This fine country house enjoys a delightful rural setting, yet is within a 10 minute walk of a mainline station. Almost 8 acres of secluded grounds offer a tranquil escape and are well suited to family life and entertaining.

This generously proportioned home has been remodeled and improved by the current owners and the principal rooms enjoy views over the private grounds. The bright and airy accommodation is well presented throughout and would suit families of all ages. The accommodation comprises a large living room with log burner, a fabulous light filled kitchen/dining room, boot room and utility, delightful sun room, study and a snug. On the first floor are five generous bedrooms, two of which have en-suite facilities, a family bathroom and access to a large loft space which could provide further accommodation subject to the usual consents.



The beautiful plot extends to 7.95 acres and adjoins open fields. The property is approached by a 50 metre gravel driveway with plenty of parking as well as a barn style garage. The secluded grounds are made up of lawns, a wooded copse, three paddocks and a sand school. Outbuildings include three stables, a tack room, barn, wood shed and several other storage sheds.

Isington is a charming rural hamlet, within the South Downs National Park, on the edge of Bentley village. Bentley offers a local shop, public house, well regarded primary school and miles of surrounding countryside. The popular Alice Holt Forest is nearby with 247 hectares of woodland walks, bike trails, Go Ape and a café. Blacknest Golf and Country Club is only 1.5 miles away. The towns of Farnham and Alton are within 5 - 6 miles and offer a wide range of shopping and leisure facilities.



The property benefits from mains electricity, water and drainage and the water supply is metered. An oil fired boiler provides the central heating and solar panels provide hot water. There is a rarely used right of way, over a path/track along the property's boundary, for the use of the owner of the copse behind.

Viewings are most highly recommended to fully appreciate all that this stunning home has to offer.

Local Authority

East Hants
Band G

Blacknest Road, Isington, Alton, GU34

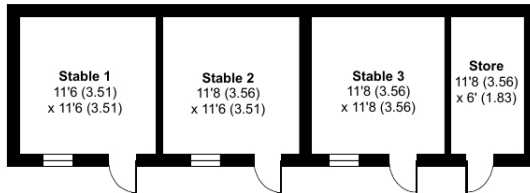
Approximate Area = 2934 sq ft / 272.5 sq m

Garage = 498 sq ft / 46.2 sq m

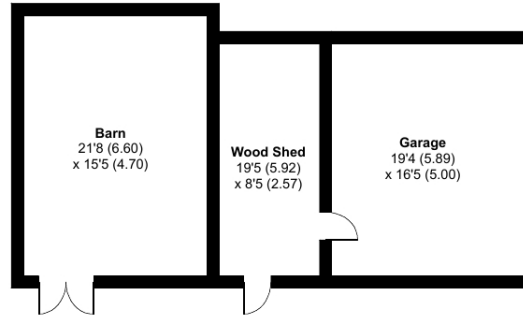
Outbuildings = 1378 sq ft / 128 sq m

Total = 4810 sq ft / 446.8 sq m

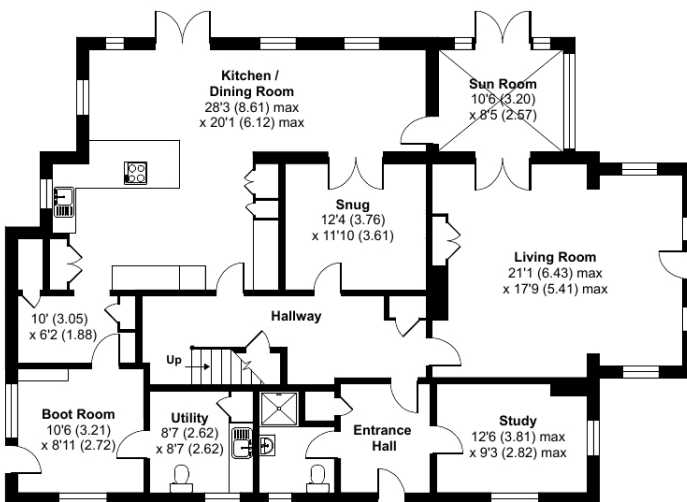
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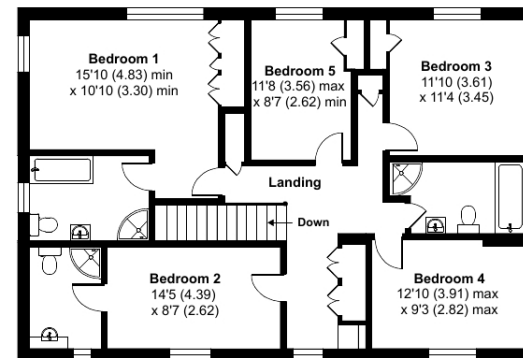
OUTBUILDING 1



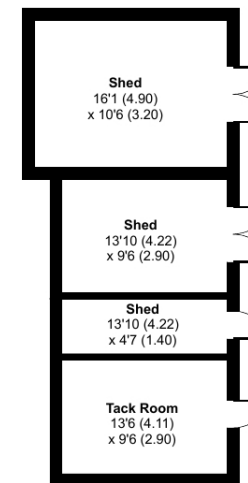
OUTBUILDING 3



GROUND FLOOR



FIRST FLOOR




OUTBUILDING 2



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Keats Fearn Limited. REF: 1289936



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	54	71
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC
		

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