



Davos, Blacknest Road, Isington, Alton, Hampshire. GU34 4PT.
Guide Price £950,000

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Description

Set within a beautiful rural setting and occupying a generous plot approaching 1.7 acres, this well-presented detached bungalow offers spacious and versatile accommodation, extensive grounds and excellent lifestyle potential. The property has been thoughtfully extended and improved by the current owners, creating a comfortable and energy-efficient home that also offers scope for further development, subject to the necessary planning permissions.

Solar panels and solar thermal systems contribute to the property's efficient running costs throughout the year. A welcoming entrance porch leads into a spacious hallway with solid oak flooring, a cloakroom and a large storage cupboard. The accommodation includes a generous principal bedroom with en-suite shower room, along with two further double bedrooms served by a modern family bathroom.

The heart of the home is the impressive extended sitting room, featuring a cosy dual fuel log burner, a striking sky lantern and bi-fold doors opening onto the rear garden, creating a wonderful space for relaxing or entertaining. The well-appointed kitchen sits at the front of the property and benefits from a large walk-in larder. A separate dining room and utility room provide additional practicality and flexibility for modern family living.

Externally, the grounds are a standout feature of the property. The formal rear garden includes a large patio area ideal for outdoor dining and entertaining, along with a variety of fruit trees, mature shrubs and lawned areas.

Beyond the formal garden are 2 sections of agricultural land offering excellent versatility. There is a substantial stable block complex, comprising 3 stables, 2 open bay field shelters and a large storage barn, making the property well suited to keeping livestock or ponies. The property benefits from two access points: a main driveway providing ample off-road parking, and a separate gated entrance giving direct access to the stable and grazing area.

Offered to the market with no onward chain, this exceptional home combines countryside charm, generous space and superb lifestyle potential. Bentley village is nearby with a village store, pub and excellent junior and infant school. Bentley Station is just 8 minutes walk away with a direct link to London Waterloo. The property borders Alice Holt Forest with plenty of rural walking/cycling along with childrens attractions including Go Ape and Bird World

Directions

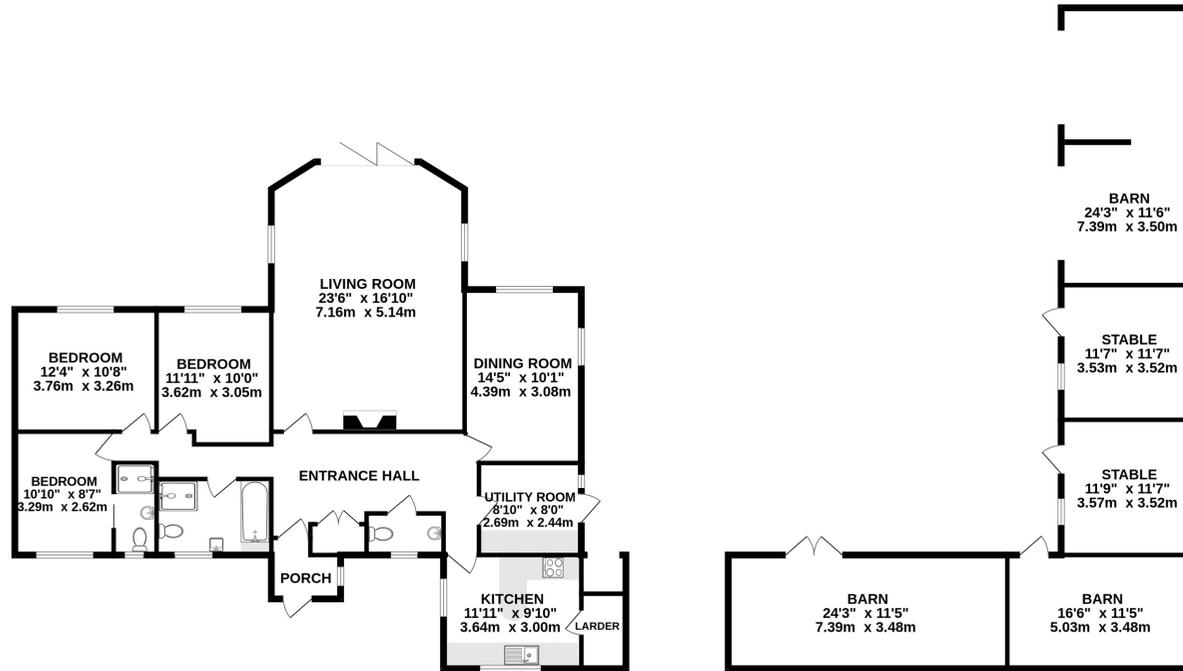
SAT NAV - GU34 4PT

Local Authority

East Hampshire
Band E



2505 sq.ft. (232.7 sq.m.) approx.



OUTBUILDING = 1010 SQFT/ 93.8SQM APPROX

TOTAL FLOOR AREA : 2505 sq.ft. (232.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		78	85
		EU Directive 2002/91/EC	

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Disclaimer: For clarification we wish to inform prospective purchasers/tenants that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey or tested the services, appliances and specific fittings.

