



Trumpeters Blacknest Road, Isington, Alton, Hampshire. GU34 4PT.  
Offers Over £900,000

keatsfearn



## Description

This spacious detached home overlooks open fields and is only about a 500m walk from Bentley mainline station. The current owners have carried out many improvements to the house including extending and refitting the kitchen, re-fitting both bath/shower rooms and installing a pressurised water system, a new boiler was installed in 2020. An internal inspection is highly recommended in order to appreciate all that this lovely home has to offer.



The well presented accommodation includes an entrance porch with vaulted ceiling, entrance hall with stairs to the first floor and storage cupboard under, re-fitted cloakroom/w.c., double aspect living room with open fire and brick surround, family room/bedroom 5 and a study. The hub of the home is the large kitchen/breakfast room, which has been attractively fitted with a comprehensive range of floor and wall mounted units, integrated appliances, impressive island unit/breakfast bar and a walk in pantry. This a fabulous and light space thanks to two skylights, 2 windows and bi folding doors leading to the rear garden. A welcome addition to the kitchen, is the utility room with space for washing machine and tumble dryer, a stainless steel sink and door to the rear garden. On the first floor there are four bedrooms, a family bathroom with underfloor heating and an en-suite shower room to the main bedroom. The rear garden is mainly laid to lawn with a paved patio and is enclosed by wood panel fencing and natural screening. To the front of the house is a gated driveway which provides parking for 5 cars.

Should you require further accommodation in the future, extension or loft conversion may be possible, subject to the usual consents. The property benefits from all mains services and the water supply is/isn't metered. Superfast broadband is available in the area and outside mobile reception is likely on most networks. Buyers should carry out their own indoor checks.



The nearby Bentley village of Bentley offers a local shop, public house, popular primary school and miles of rural walks/rides in the surrounding countryside. The towns of Farnham and Alton are within 5 - 6 miles and offer a wide range of shopping and leisure facilities.

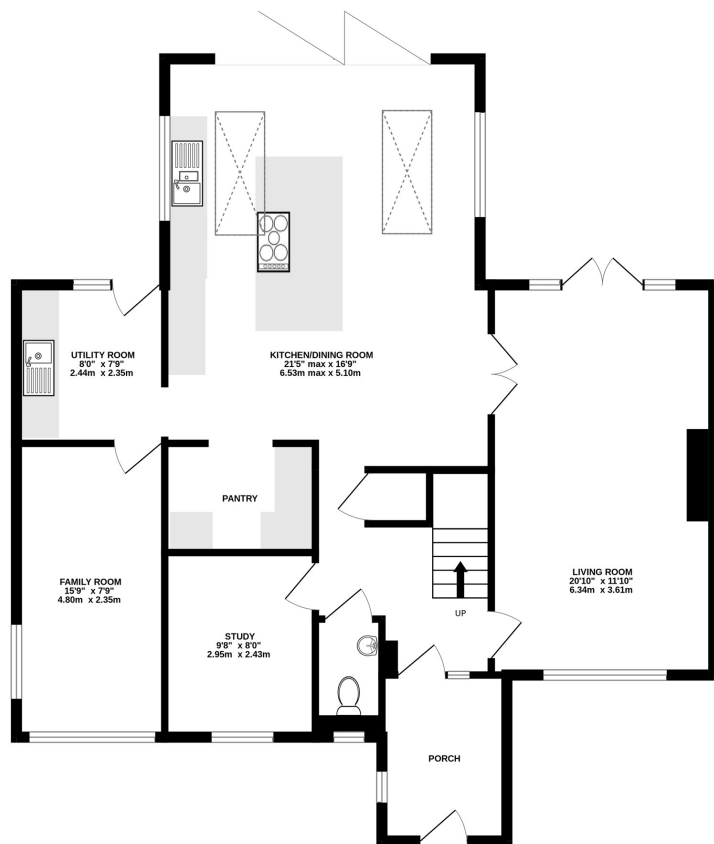
## Directions

Sat Nav Ref: GU34 4PT

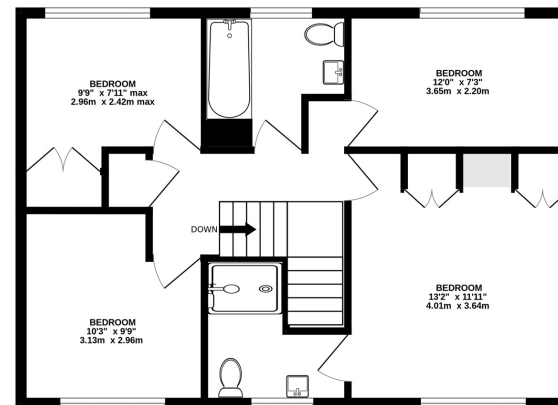
## Local Authority

East Hants  
Band F

GROUND FLOOR  
1087 sq.ft. (101.0 sq.m.) approx.



1ST FLOOR  
605 sq.ft. (56.2 sq.m.) approx.



TOTAL FLOOR AREA : 1692 sq.ft. (157.2 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
Very energy efficient - lower running costs		
(92+)	68	79
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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