



3 Old Foresters Cottages, Isington Road, Binsted, Alton, Hampshire. GU34 4PR



Description

Tucked away in the picturesque village of Binsted, on the fringes of Bentley, this beautifully presented character cottage offers a rare opportunity to enjoy country living with all the comforts of a thoughtfully designed home. Full of charm and original features, the property combines cosy interiors with a surprisingly generous layout, making it ideal for couples, small families, or those seeking a peaceful rural retreat.

The accommodation comprises two spacious double bedrooms, each offering a comfortable and tranquil space to unwind. The master bedroom is particularly special, featuring an en-suite shower room and French doors that open onto a Juliette balcony – a lovely spot to let in the fresh air and natural light. A separate family bathroom serves the rest of the home, designed for both style and practicality. Downstairs, the layout flows beautifully with a mix of formal and relaxed living spaces. The inviting living room provides the perfect setting for quiet evenings in, while the separate dining room offers a space to entertain guests or enjoy family meals. The conservatory adds an extra layer of flexibility – whether used as a reading nook, hobby room, or garden room, it brings a real sense of light and connection to the outdoors. The kitchen is well-fitted and functional and benefits from a generous utility room.



Outside, the cottage continues to impress with a large rear garden that offers plenty of space for children, pets, or garden enthusiasts. The garden backs onto open fields, without being directly overlooked. At the front of the property, there's off-road parking for two-three cars, a real bonus in a village setting. The house offers a wonderful blend of character, comfort, and convenience. Binsted is a friendly and sought-after village just a short drive from Alton, with good access to countryside walks, local pubs, and transport links. Whether you're looking to downsize, relocate to the countryside, or find your forever home, this charming cottage deserves to be seen.

Directions

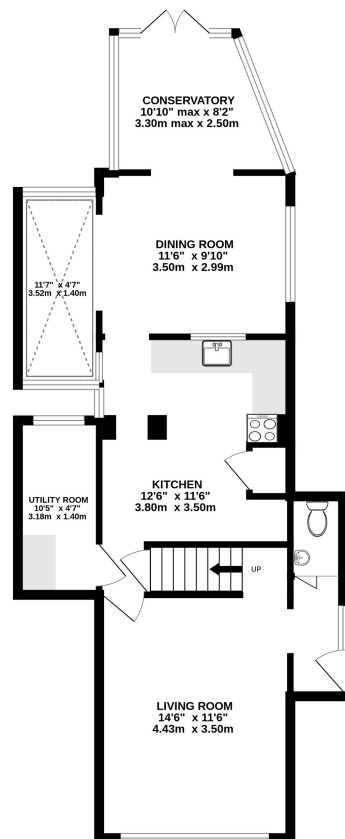
SAT NAV - GU34 4PR

Local Authority

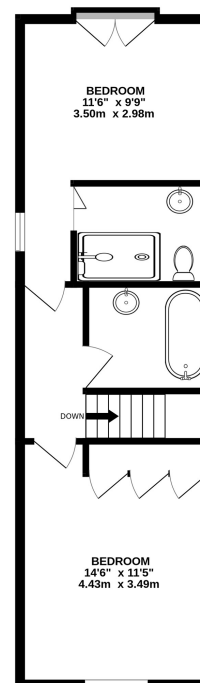
Hampshire
Band E



GROUND FLOOR
670 sq.ft. (62.3 sq.m.) approx.



1ST FLOOR
455 sq.ft. (42.3 sq.m.) approx.



TOTAL FLOOR AREA: 1126 sq.ft. (104.6 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+)	64	80	
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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Disclaimer: For clarification we wish to inform prospective purchasers 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.

