



WHEATLEY END
COTTAGE



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A CONSUMMATE COUNTRY
COTTAGE IN A GLORIOUS
SETTING

A BLISSFUL RURAL ESCAPE

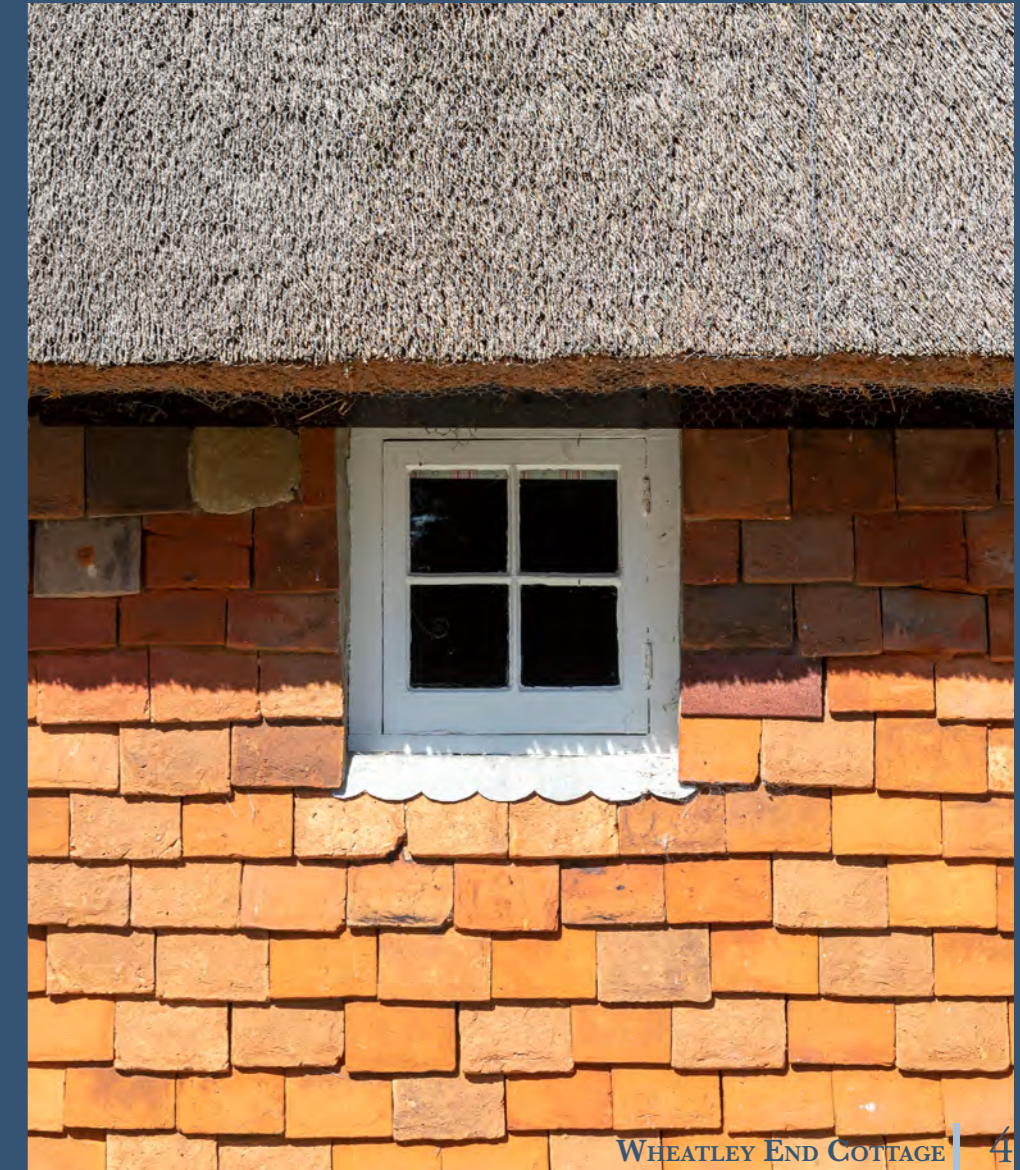
Ringed by the glorious Hampshire countryside and nestled near the top of the South Downs National Park, this picturesque Grade II listed 16th Century home lies in a secluded position just four miles from Alton and 2.5 miles from Alice Holt Forest.

Turn off a quiet, field-flanked lane into a gated driveway, bordered by lawns, that sweeps up to the charming timber and red brick house with its traditional tile-hung elevations and freshly thatched roof.

This quintessential period cottage sits in 0.25 acres of established gardens and comes with glorious views over its own 1.68 acres of adjoining pastoral land.

Since 2016, this unique home has undergone thorough renovation wholly sympathetic to its period heritage. The work has included new thatch to most of the roof, modern bathrooms, a new kitchen, rewiring, replacement and repair of the timber windows, installation of BT fibre optic cable, new mains gas central heating and a new boiler system providing hot water on demand.

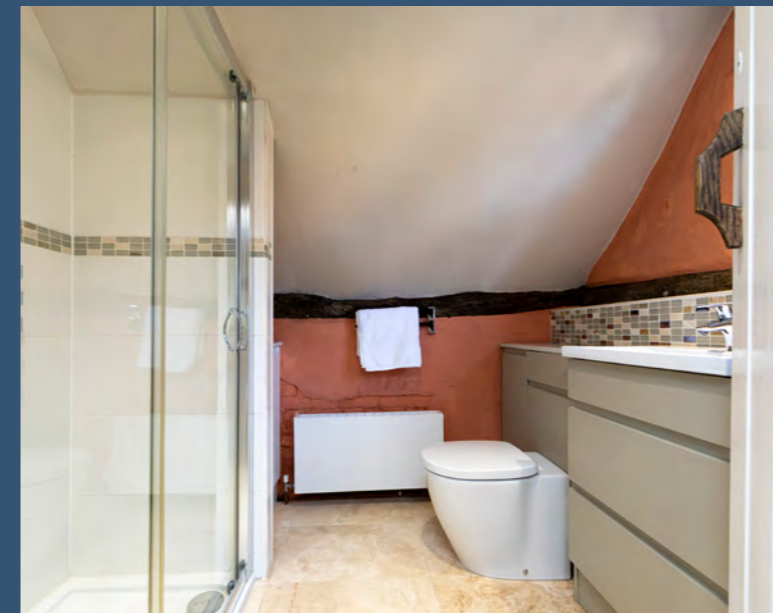
Internally, the venerable timber frames throughout have been carefully stripped back to reveal their natural rich colour whilst preserving for posterity the centuries-old inscriptions carved into the beams. Legend has it that the cottage was built with 500-year-old beams, so these walls really have seen it all!





CHOCOLATE BOX CHARM

The front of this consummate Elizabethan gem is encircled by a paved sun terrace trimmed with trees and shrubs. From the parking area, enter the house through the studded side door into a welcoming hallway where exposed beams and rendered walls pair with contemporary floor tiles to create a sizeable reception area with plenty of room to store coats and shoes. At the far right hand end of the hall is a modern shower room complete with loo, basin and a tiled rainfall shower enclosure.



A HOUSE FOR ALL SEASONS

Straight ahead from the hall, find a bright and cosy sitting room with leaded casement windows and a part-glazed front door. White rendered walls lift the patchwork of beams and frame a characterful inglenook fireplace with a wood-burning stove and tiled hearth.

The adjacent dining room boasts a second generous inglenook fireplace and echoes the relaxed, intimate feel of the house. With the kitchen just beyond and windows overlooking the terrace and garden, there's nowhere better to share a Sunday roast or host festive feasts with your family and friends.

Moving through, step into the newly fitted kitchen, which extends along the left side of the cottage. Sleek cabinets with contrasting quartz worktops create a smooth flow between the classic gas AGA, 1.5 bowl sink and separate ceramic hob. Clever storage in the form of a capacious walk-in pantry, alcove shelving, large pan drawers and a pull-out corner cupboard maximises space, while the dual aspect windows to the South and West bathe the room in natural light.

A good-sized study/snug spans the rear of the cottage accessed through both the sitting and dining rooms. An excellent additional space for work or relaxation.







A SECLUDED MASTER SUITE

At the far end of the study/snug, you'll find a handsome brick staircase curving up to the private master suite. This spacious principal bedroom is your personal escape. Wooden floorboards match the beams to the walls for a restful atmosphere where the windows look out over the tranquil garden and surrounding fields.

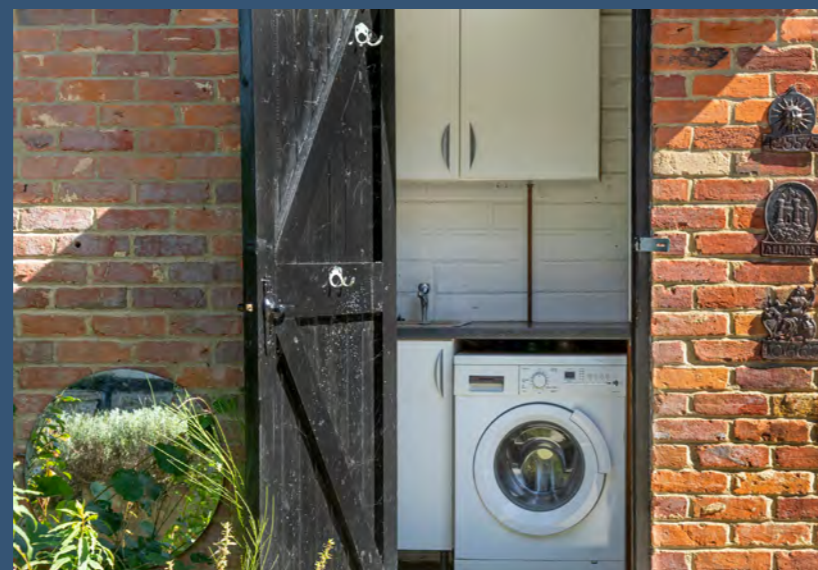
After a long day, head into the stylish en suite bathroom, painted vibrant blue with white floorboards and beautiful patterned tiles. It features a walk-in rainfall shower and an inviting double-ended bathtub, where you can soak in the views from the front and side windows.



A SECOND BEDROOM WING

At the other end of the study/snug, off the sitting room, you'll find a hidden second staircase ascending to a further double bedroom and a sweet single, both also offering quiet country views.





LIVING THE GOOD LIFE

In front of the cottage is a large terrace facing south to west, perfect for breakfasting in the spring and summer or setting up the barbeque, with lots of space for outdoor furniture. Outside access from both the sitting room and the kitchen create an easy flow between the house and garden - ideal for outdoor entertaining and dining in the warmer months!

Adjacent to the house is a fantastic double garage/carport and large workshop which hold up to five cars, a useful utility room with space for a washing machine, dryer, sink and fridge freezer plus further storage and a convenient cloakroom. An inspection pit in the workshop allows you to maintain cars from underneath, but you could also use this space as an excellent home office, gym, or art studio with lovely views or perhaps convert it to further accommodation, subject to the usual planning consents.

Your own pretty adjoining field extending to 1.68 acres is accessed through a five-bar gate next to the workshop. The field also benefits from another entrance directly off Wheatley Lane. This land offers a glorious rural outlook and a fantastic opportunity to keep horses or livestock, or even create a haven for the local wildlife (subject to planning consents). The field is currently classified as agricultural land and is included in the house price, though sold on a separate title.

Edging the driveway is a well-tended lawn dotted with mature trees and shrubs for shade and privacy, with a box-edged vegetable garden and a greenhouse tucked behind the garage.

ON YOUR DOORSTEP

The rural Hampshire village of Binsted lies only a short distance from the thriving Georgian market towns of Farnham and Alton, which both provide a wide range of shopping and recreational facilities.

The village comes stocked with a pub, a Good-rated C of E primary school, and a Grade I listed church, the final resting place of the famed Field Marshall Viscount Montgomery. Further well-regarded local schools include Alton School, Frensham Heights, Lord Wandsworth College and Edgeborough.

Just two miles away in Bentley, you'll find a village shop and post office plus a mainline station, with trains to London Waterloo taking around an hour. The A31 provides fast access to Junction 5 of the M3 as well as Heathrow, Gatwick and Southampton airports.

The surrounding countryside offers some wonderful opportunities for walking, riding and cycling, with the ancient Alice Holt national forest less than ten minutes down the road by car.

Only a few minutes away, there is a golf and country club and even a cosy village pub boasting a bowling alley – both great places to relax and socialise.





FLOORPLAN



Approx. Gross Internal Floor Area
Main House = 1447 sq. ft / 134.00 sq. m + 99 sq. ft / 9.00 sq. m (Reduced Headroom)
Total = 1546 sq. ft / 143 sq. m
Outbuilding = 792 sq. ft / 74.00 sq. m
Total = 2338 sq. ft / 217.00 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

FINER DETAILS

Overview

- Idyllic village location towards the top of the South Downs National Park
- Grade II listed – dating from 1535.
- Three reception rooms
- Three bedrooms (with master en suite)
- Two modern bathrooms
- Delightful refitted kitchen with an Aga
- Character exposed beams throughout
- Wood burner and another open fire
- New main gas central heating
- Generous utility room
- Landscaped garden with rolling farmland views
- House and garden have bright south to south west orientation
- Fantastic large garage/workshop - could make an ideal home office or gym
- The cottage comes with the adjoining field of 1.68 acres

Services

- Mains supplied gas boiler - installed within last 5 years providing water on demand system
- Gas fired Aga
- Mains water and septic tank drainage
- Fibre Optic internet installed – direct cable from the exchange.
- Council Tax Band G
- Most of the thatch roof renewed within the last 5 years
- House rewired in 2016

Garden & Grounds

- Landscaped garden with rolling farmland views
- House and garden are south to south west facing
- Private parking
- Greenhouse and vegetable patch
- The cottage owns the adjoining 1.68 acre field. The field has the benefit of its own access both from the garden and from Wheatley Lane.
- Large garage/workshop block with space for parking up to five cars or part of this could make the ideal home office or gym with existing cloakroom

Location

- Idyllic village location in the South Downs National Park
- Walking distance to two pubs and the village church
- 6 minute drive to Bentley Station, trains to London Waterloo - 1 hour
- Bentley also offers a post office and a community store
- 15 minute walk to Binsted village C of E Primary School
- 13 minutes drive to the Georgian market towns of Farnham or Alton (both offering extensive shopping and Waitrose supermarkets)
- Excellent road links via the A31 to both the M3 and A3.

Ingham Fox use all reasonable endeavours to supply accurate property information. These property details do not constitute any part of the offer or contract and all measurements are approximate. The matters in these particulars should be independently verified by prospective buyers. It should not be assumed that this property has all the necessary planning, building regulation or other consents.

Any services, appliances and heating system(s) listed have not been checked or tested. Purchasers should make their own enquiries to the relevant authorities regarding the connection of any service. No person in the employment of Ingham Fox has any authority to make or give any representations or warranty whatever in relation to this property or these particulars or enter into any contract relating to this property on behalf of the seller. Please note that these photos have been digitally dressed with furniture for the purposes of this brochure.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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UNIQUE HOMES

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