



Good Hope Farm  
Alton Road  
South Warnborough  
RG29 1RU



Tel: 01329 834579 [www.byrnerunciman.co.uk](http://www.byrnerunciman.co.uk)

## GOOD HOPE FARM

**O.I.E.O. £950,000**

### The Property

A wonderful opportunity to acquire a rural property in beautiful countryside about a mile south of the delightful village of South Warnborough. Set at the end of a long drive in approximately 5.8 acres, Good Hope Farm enjoys magnificent rural views. The main dwelling is a three bedroom bungalow in need of some updating plus a detached one bedroom annexe which is more modern. They occupy an elevated position on the plot with the majority of the land to the front. There are three substantial outbuildings in varying state of repair. It is rare opportunity to purchase a property with such great potential so viewing is very highly recommended.

- \* **POPULAR RURAL LOCATION\***
- \* **NO ONWARD CHAIN\* 5.8 ACRES\***
- \* **THREE BEDROOM BUNGALOW\***
- \* **DETACHED ONE BEDROOM ANNEXE\***
- \* **PADDOCKS\* POLED BARN \***
- \* **GARAGE\* ARCHED STRUCTURE BARN\***
- \* **GREAT POTENTIAL\*WONDERFUL VIEWS\***

### The Location

Rural countryside on the outskirts of the delightful village of South Warnborough which offers a village shop and post office. Odiham is about 4 miles to the north and Alton is a similar distance to the south, offering all amenities and a railway station.

### Directions

Travel north from Blouace on B3349 where the property can be found on the right hand side before entering the village of South Warnborough.

### ACCOMMODATION

Double glazed front door opening to:

**ENTRANCE PORCH** Double glazed windows to front and sides, double glazed door opening to:

**ENTRANCE HALL** Loft hatch, radiator, doors opening to:

**LIVING ROOM** Double glazed bow window to front with views of countryside, double glazed window to side, fireplace surround with fitted gas coal effect fire\* with back boiler\* servicing central heating\* and hot water system\*, radiator.

**DINING ROOM** Double glazed window to rear overlooking countryside, radiator, door to inner hallway, door to:

**KITCHEN** Double glazed window to rear overlooking countryside, fitted with a range of wall and base units with work surfaces over, stainless steel sink unit with cupboard below, partially tiled walls, electric cooker point with extractor over\*, space for refrigerator, plumbing for a dish washer, airing cupboard housing hot water tank, larder cupboard, storage cupboard, double glazed door to:

**SIDE PORCH** Double glazed windows to front, rear and side, plumbing for washing machine, double glazed door to front.

**INNER HALLWAY** Doors opening to:

**BEDROOM ONE** Double glazed window to front overlooking countryside, radiator.

**BEDROOM TWO** Double glazed window to front overlooking countryside, radiator.

**BEDROOM THREE** Double glazed window to rear, radiator.

**SHOWER ROOM** Double glazed window to rear, suite comprising wet room style shower, pedestal wash hand basin, low level w.c., radiator.

### ANNEXE

Double glazed front door opening to:

**LIVING ROOM** Double glazed windows to front and side overlooking countryside, radiators, opening to:

**KITCHEN/BREAKFAST ROOM** Double glazed window to rear overlooking countryside, fitted with a range of wall and base units with work surfaces over, stainless steel sink unit with cupboard below, electric cooker point with extractor over\*, cupboard housing gas boiler\* servicing central heating\* and hot water system\*, loft hatch.

**BEDROOM** Double glazed windows to front and side overlooking countryside, built in wardrobes, radiator.

**SHOWER ROOM** Double glazed window to rear, suite comprising wet room style shower, wash hand basin, low level w.c., extractor\*, radiator.

### OUTSIDE

The property is approached via a driveway leading to parking area and both dwellings which each have an area of garden to the rear. The remainder of the land is laid to paddocks/fields and includes outbuildings. The total plot is in the region of 5.8 acres\*.

**GARAGE** 9.6m x 5m (approximate), an arched building with concrete floor.

**POLE BARN** 8m x 4m (approximate), an agricultural building constructed of telegraph poles and reclaimed timber, roofed in corrugated sheets.

**BARN** 8m x 5.5m (approximate), a former dairy of preformed arch construction on a concrete block plinth.

**Tenure:** Freehold.

**Services:** Mains water, gas and electricity supply, private septic tank drainage\*.

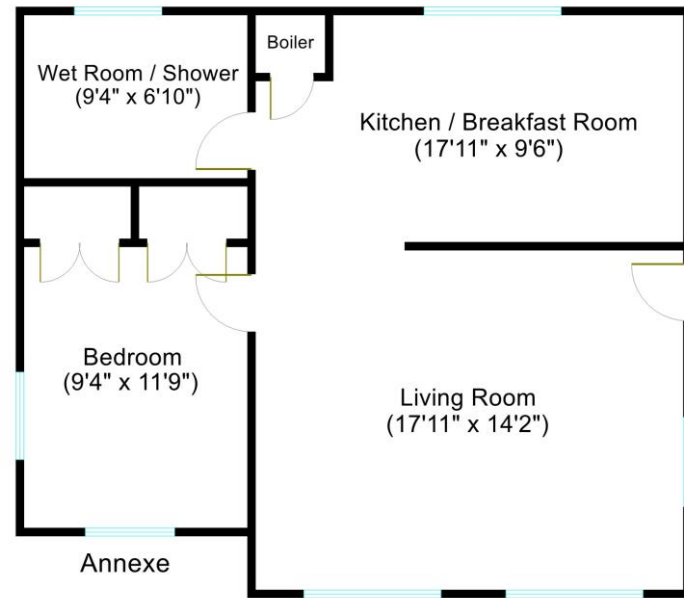
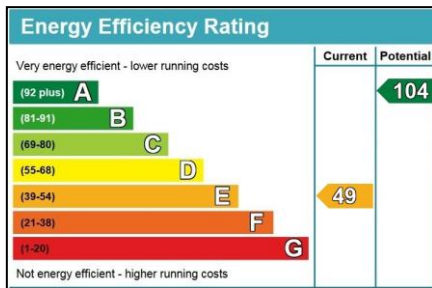
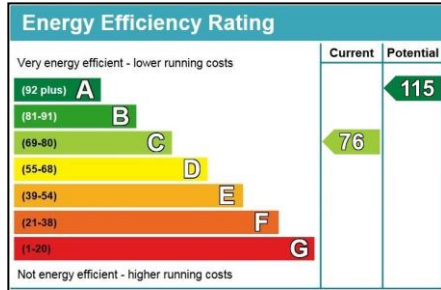
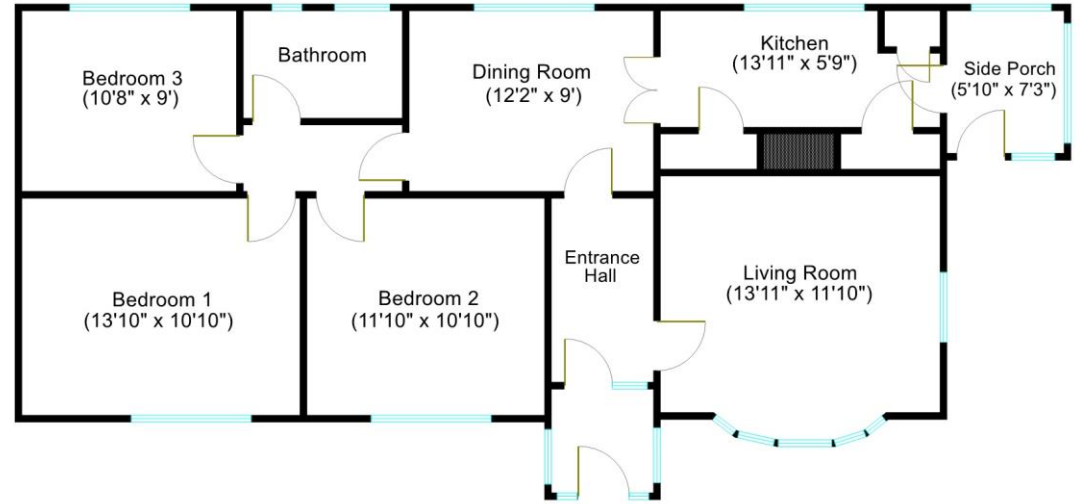
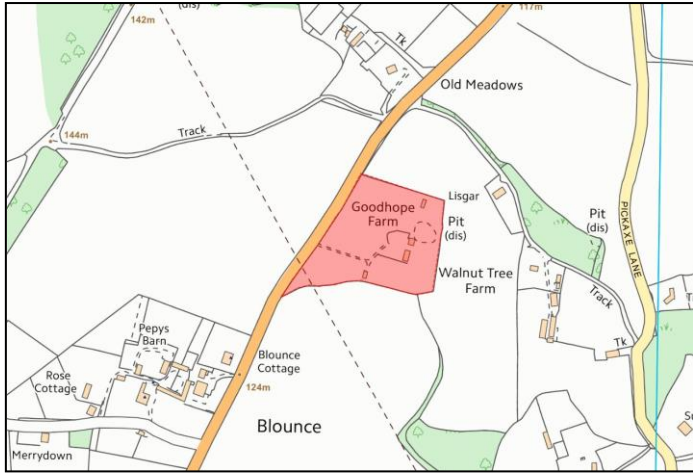
**Local Authority:** Hart Council.

**Council Tax Band:** E

**Agents Note:** \* We have not inspected or tested any of the service installations, equipment or appliances. It is recommended that any purchasers arrange for suitable inspections and tests by qualified engineers prior to entering into any contract. All measurements contained herein are to be considered approximate only.

**Viewing** strictly by appointment with vendor's sole agent BYRNE RUNCIMAN of Wickham.





**Total Approx. internal floor area = 989.5 sq ft / 91.9 sqm**  
**Annexe - 629.3 sq ft / 58.5 sqm.**  
**Floor Plan for identification and guidance purposes only**

Byrne Runciman, for purchasers and for the vendor of this property, as agent, give notice that:

- All statements contained in these particulars are as a general guide only, and are made without responsibility on the part of the agent or the vendors. They are not to be relied upon as statements or representation of fact, and any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.
- The vendor does not make or give, and neither the agent nor any person in his employ, has any authority to make or give, whether in these particulars or during negotiations, any representation or warranty whatsoever in relation to this property.
- These particulars do not constitute any part of an offer or contract.

