



## Farthings, Powntley Copse , Alton, GU34 4DL

A 4 bedroom detached family house with 2 reception rooms, 2 bathrooms and a large kitchen/dining room situated on a private road no through road. Farthings enjoys a lovely garden of about 0.7 acre with a useful detached studio with attached store, shed and carport and driveway parking. Planning permission was granted in September and October 2022 to convert the studio into a 2 bedroom self contained annexe and extending the house to create a 5 bedroom house.

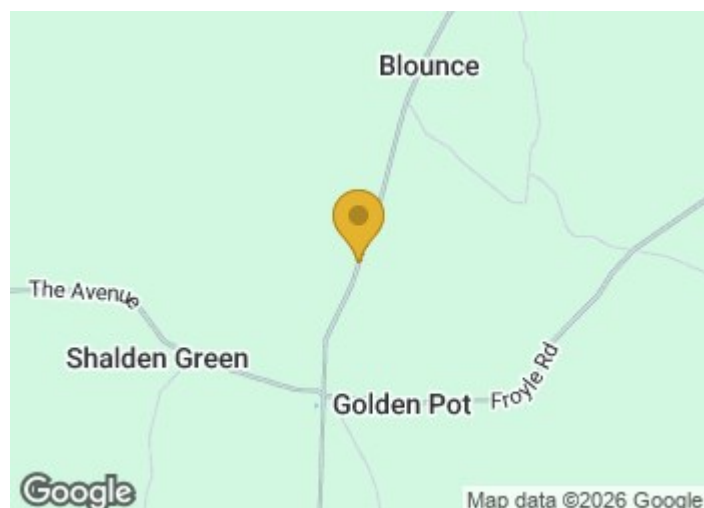
**Price Guide £1,000,000**

# Farthings, Powntley Copse

, Alton, GU34 4DL



- Entrance hall with cloakroom
- Kitchen/dining room and utility room with walk in pantry
- Garden of about 0.7 acre
- Private road
- Sitting room with wood burner
- 4 bedrooms
- Detached studio with store and attached carport and shed
- Double aspect family room
- Bathroom and separate shower room
- Gated entrance with lots of driveway parking



## Directions

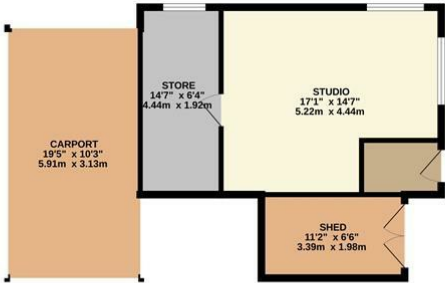
Sat Nav GU34 4DL







Floor Plan



2ND FLOOR  
612 sq.ft. (56.9 sq.m.) approx.



TOTAL FLOOR AREA : 2346 sq.ft. (218.0 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			Environmental Impact (CO <sub>2</sub> ) Rating				
	Current	Potential		Current	Potential		
Very energy efficient - lower running costs	(92 plus) <b>A</b>	<b>78</b>	Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>			
	(81-91) <b>B</b>			(81-91) <b>B</b>			
	(69-80) <b>C</b>			(69-80) <b>C</b>			
	(55-68) <b>D</b>			(55-68) <b>D</b>			
	(39-54) <b>E</b>			(39-54) <b>E</b>			
	(21-38) <b>F</b>			(21-38) <b>F</b>			
	(1-20) <b>G</b>			(1-20) <b>G</b>			
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions				
England & Wales			England & Wales				
EU Directive 2002/91/EC			EU Directive 2002/91/EC				