



## Little Telegraph. River Hill

Binsted, Alton, GU34 4PQ

Enjoying stunning views in a semi rural location a beautifully presented detached 3 bedroom family house offering spacious and flexible accommodation. Built in 2011 for our clients, the house is located on a private no through road on the outskirts of Binsted village.

**Price Guide £1,500,000**

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- Stunning views
- Triple aspect sitting room with vaulted ceiling
- Triple aspect bedroom 1 with balcony, vaulted ceiling, walk in wardrobes and en suite bathroom with separate shower
- Lovely garden with patios and garden store
- Entrance hall with cloaks cupboard
- Dining room and study
- Double aspect bedroom 2 with en suite bathroom with separate shower
- Double aspect kitchen/breakfast room with bi fold doors and door to utility room
- Ground floor bedroom 3 and shower room
- Detached double garage with storage room above and driveway parking to the front



[Directions](#)



# Floor Plan

GROUND FLOOR  
1500 sq.ft. (139.4 sq.m.) approx.



1ST FLOOR  
904 sq.ft. (84.0 sq.m.) approx.



OUTBUILDING GROUND  
447 sq.ft. (41.6 sq.m.) approx.



OUTBUILDING FIRST FLOOR  
407 sq.ft. (37.8 sq.m.) approx.



TOTAL FLOOR AREA : 3258 sq.ft. (302.6 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 | Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current | Potential |
|---|--|---------|-----------|---|--|---------|-----------|
| Very energy efficient - lower running costs |  |         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |  |         |           |
| (92 plus) <b>A</b>                          |  |         |           | (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                             |  | 79      | 81        | England & Wales   |  |         |           |
| EU Directive 2002/91/EC                     |  |         |           | EU Directive 2002/91/EC   |  |         |           |