

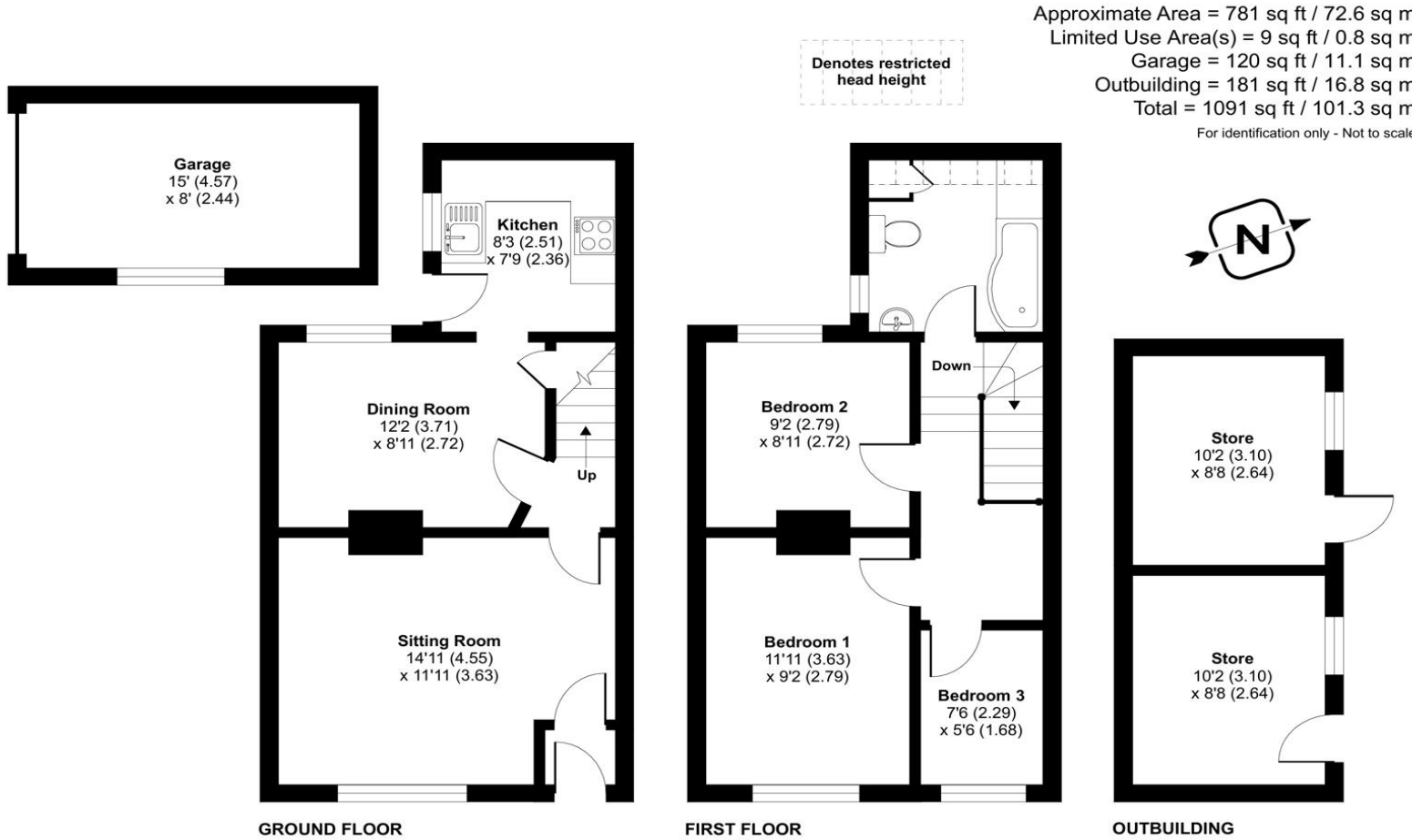


London Road, Holybourne, Alton, Hampshire, GU34 4ES



ACCOMMODATION

Nestled within the charming village of Holybourne, this enchanting three-bedroom semi-detached period cottage, offers not just a home, but a wonderful lifestyle. With stunning views extending across open countryside, this property promises tranquillity and a connection with nature that's truly unparalleled. Awaiting your personal touch, this cottage is a blank canvas brimming with potential. While it's in need of some tender loving care, it presents an exciting opportunity for renovation and customisation, allowing you to craft the home of your dreams. Moreover, with the possibility of extension, subject to planning permission, you can truly tailor this space to suit your individual needs and aspirations. It comes to the market offering a sitting room with fireplace, dining room/second reception room and the kitchen with access to the rear garden and parking. Stairs ascend from the dining room to the first floor where you will find the three bedrooms and the family bathroom. Externally, the generous walled frontage leads up to this quintessential cottage. To the rear is a small courtyard style garden, with a detached garage, parking and an outbuilding with two storage areas. Beyond the walls lies the vibrant village of Holybourne. Immerse yourself in the rich tapestry of community life, from local events and gatherings to picturesque walk. With amenities, schools, and transportation links nearby, everything you need is within easy reach. This truly is a rare gem to the market and early viewing is highly recommended.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Charters Estate Agents Limited. REF: 1105911



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		89
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

SITUATION

Holybourne is a desirable village situated on the eastern side of Alton and has a post office/stores, village pub and well regarded primary and secondary schools. The nearby town of Alton has a varied range of shopping and recreational facilities as well as a mainline railway station (London Waterloo) and sports complex with a swimming pool. It is approximately a 10-minute drive from the popular market town of Farnham. Alton itself offers nearby amenities and services and benefits from direct rail links to London.



SPECIFICATION

- Semi-detached period cottage with no forward chain
- Sought after village location
- Three bedrooms
- Family bathroom
- Sitting room and dining room
- Kitchen
- Large front garden
- Garage and parking
- Private rear courtyard garden
- Stunning countryside views

LOCAL AUTHORITY

East Hampshire District Council

Council Tax Band -

ASKING PRICE

£375,000

TENURE

Freehold