

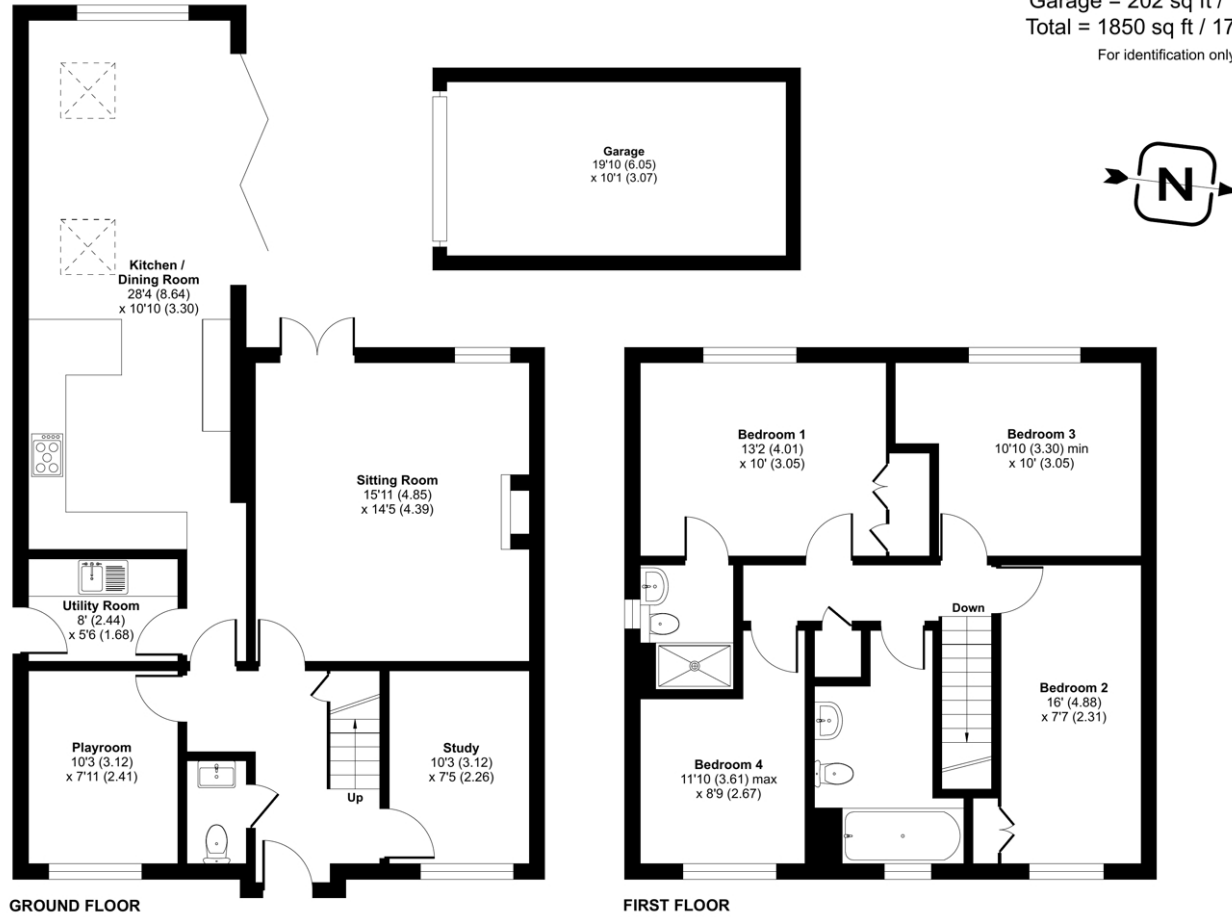




ACCOMMODATION

Discover the epitome of elegance and comfort in this stunning extended four-bedroom detached family home, with garage and private driveway, nestled within the picturesque village of Holybourne. This beautifully designed home is ideally situated and is only a short stroll to the local village shop, renowned school, mainline station to Waterloo, country walks and the gastro style country pub. This residence combines classic charm with modern luxury, offering a perfect blend of style, space and tranquillity and is definitely one property not to be missed. It comes to the market offering an entrance hallway, guests cloakroom, study, a second reception room offering a versatile additional living space, the spacious but cosy sitting room with wood burner and separate utility room with side access. The impressive 'hub of the home' is integrated kitchen/breakfast/dining room with vaulted ceilings and bi-fold doors seamlessly leading out to the garden terrace area, providing a perfect blend of indoor and outdoor living. Stairs lead up to the first floor landing and the family bathroom along with the four generous size bedrooms. The principal suite offers built in storage and en-suite shower facilities. Externally, to the front of this exceptional family home is a small planted area, along with the large detached garage and private parking. There is a secure gated side access leading to the private rear garden that is mainly laid to lawn with mature hedgerows, a free-standing shed and a tranquil terrace area that is great for al fresco socialising in the summer months or ideal for entertaining and relaxation. This exceptional property offers a unique blend of style, comfort and practicality, don't miss the opportunity to make this dream home yours and we highly recommend early viewing.

Approximate Area = 1648 sq ft / 153.1 sq m
 Garage = 202 sq ft / 18.8 sq m
 Total = 1850 sq ft / 171.9 sq m
 For identification only - Not to scale



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | 71 | 82 |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlichecom 2024. Produced for Charters Estate Agents Limited. REF: 1053505



SITUATION

Holybourne is a desirable village situated on the eastern side of Alton and has a Post Office, a small store, a village pub and well-regarded primary and secondary schools. Nearby Alton has a wide range of shopping facilities and a sports complex with a swimming pool which offers excellent recreational facilities. The area is also well-connected with the A31 providing excellent road links to Farnham, Guildford and Winchester, a mainline rail station (London Waterloo) plus the popular Watercress Line runs close by with its enchanting steam locomotives.



SPECIFICATION

- Exquisite extended detached family house
- Detached 19'10 x 10'1 garage and private driveway
- Tucked away cul de sac position
- Sought after village location
- Four bedrooms
- Two bathrooms
- Guests cloakroom
- Three reception rooms
- Stunning 'Hub of the home

LOCAL AUTHORITY

East Hampshire District Council
Council Tax Band F

GUIDE PRICE

Offers In Excess Of £650,000

TENURE

Freehold