



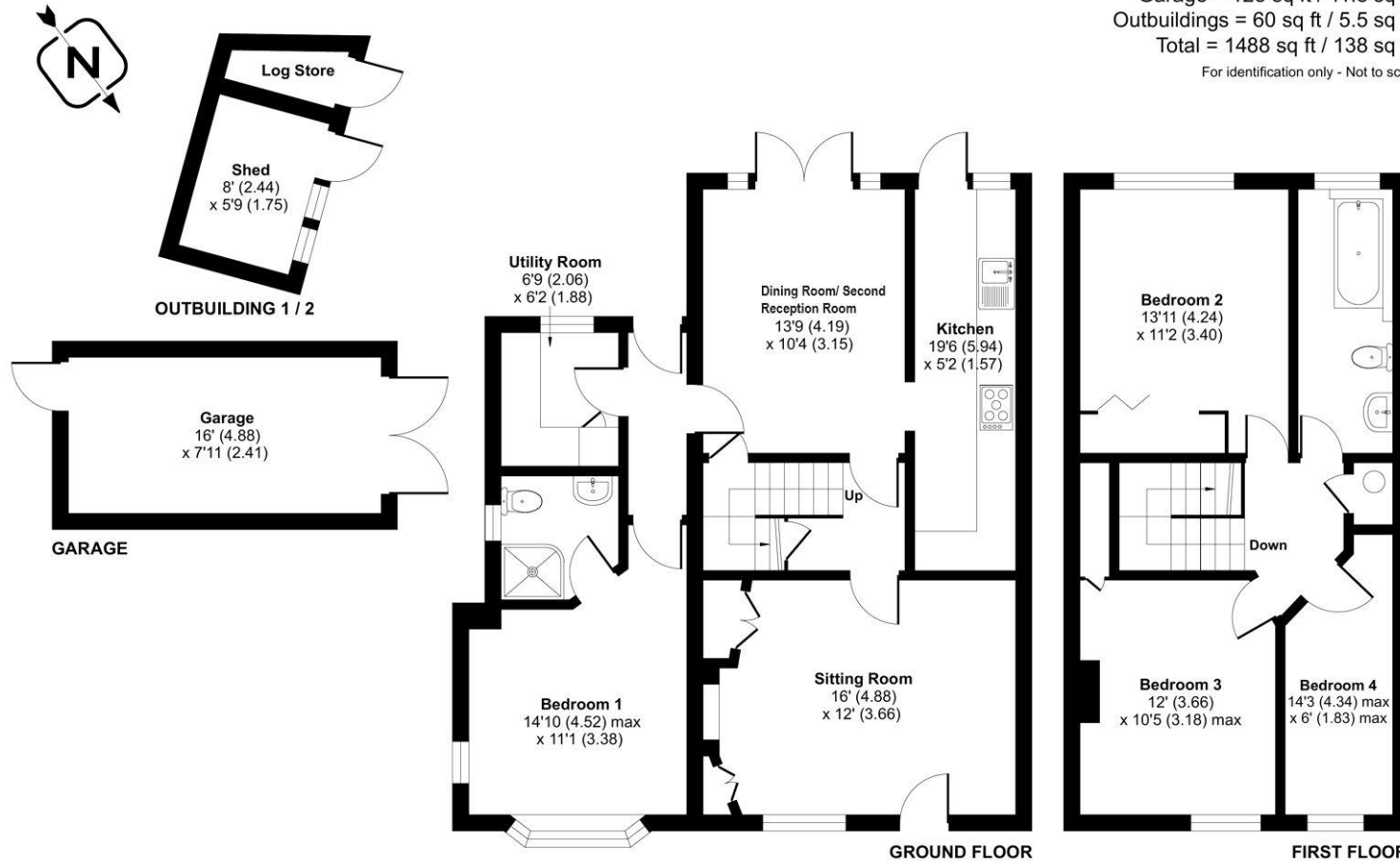
French Horn Cottages, The Butts, Alton, Hampshire, GU34 1RT



## ACCOMMODATION

Full of timeless elegance and quintessential English charm arrives this beautifully presented four bedroom cottage ideally located within the heart of the market town of Alton. This charming cottage looks out over the renowned Butts Green and is only a short stroll to all amenities, parks, cafes, restaurants and the mainline station to Waterloo. The property has been sympathetically renovated and updated by the current owners creating a sleek home, that seamlessly blends character and modern living. This graciously appointed home comes to the market offering a magnificent sitting room with original wall cupboards and an impressive inglenook working fireplace, perfect for quiet evenings by the fire. Off of the sitting room is an inner hallway leading through to the dining room/second reception room with French doors to the private terrace, you will also find the 19ft part integrated galley style kitchen, the separate utility room and a spaciouly designed principal bedroom with en-suite shower, this completes the accommodation on the ground floor. Stairs lead up to the spacious landing area where you will find the family bathroom and the remaining three generous and thoughtfully designed bedrooms, offering comfort and tranquillity. Externally, to the front of the cottage is a small garden area and secure gated side access to the private, English country style garden. This enchanting space is a true oasis and is adorned with perennials and seasonal plantings. There is a bespoke covered outside terrace area ideal for al fresco socialising in the summer months, a freestanding shed, wood store and private access into the detached garage and parking. Gravitate towards the perfect life with this handsome cottage and immerse yourself in to the allure of Alton living.

Approximate Area = 1300 sq ft / 120.7 sq m  
 Garage = 128 sq ft / 11.8 sq m  
 Outbuildings = 60 sq ft / 5.5 sq m  
 Total = 1488 sq ft / 138 sq m  
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>80</b>
(55-68)	<b>D</b>	<b>60</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
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). © nichecom 2024. Produced for Charters Estate Agents Limited. REF: 1074118



### SITUATION

The Georgian market town of Alton has a wide range of shopping facilities, excellent road links with the A31 for Farnham, Guildford and Winchester, excellent secondary education and a sixth form college. There is a sports complex with swimming pool and a mainline rail station (London Waterloo) plus the popular Watercress Line runs close by with its enchanting steam locomotives.



#### **SPECIFICATION**

- Characterful period cottage
- Located within the heart of Alton
- Four bedrooms
- Two bathrooms
- 19ft galley style kitchen
- Separate utility
- Stunning garden and terrace area
- Garage
- Parking

#### **LOCAL AUTHORITY**

East Hampshire District Council  
Council Tax Band D

#### **GUIDE PRICE**

Asking Price £540,000

#### **TENURE**

Freehold