



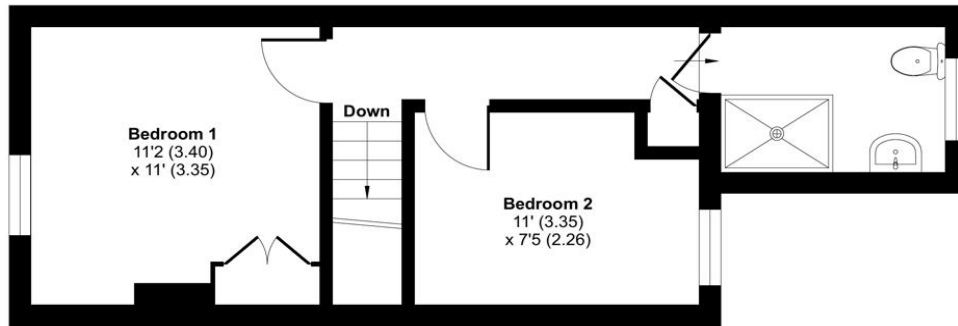
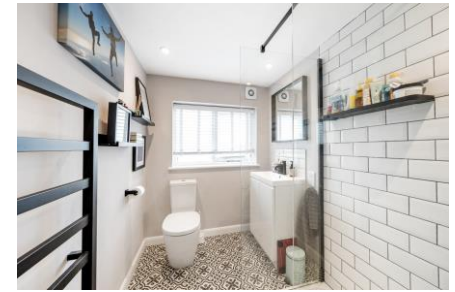


ACCOMMODATION

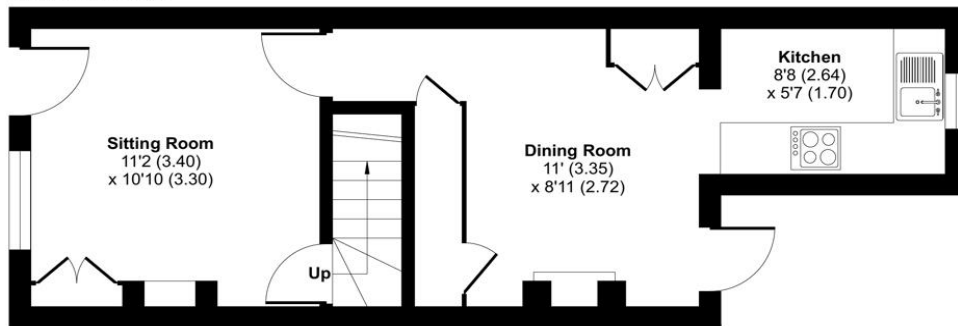
Nestled within the heart of Alton town, awaits a truly exceptional Grade II listed cottage that has been sympathetically restored to retain beautiful original features but with a contemporary twist. This home is truly a rare treat to the market and a fantastic find, an opportunity not to be missed. It comes to the market offering a newly fitted kitchen that marries functionality with style offering modern appliances with ample storage. There is also a dining room that exhumes charm and features exposed brick that adds a touch of character to your gatherings. The sitting room is a place to get cosy and relax, with original stripped floorboards and the original fireplace, this is the place to indulge in relaxation after a busy day. An enclosed staircase leads you up to the first floor where you will find the two double bedrooms offering comfort and tranquillity for restful nights, with the principal bedroom having integrated storage. The stunning contemporary shower room has been beautifully designed, creating a spacious sanctuary. Externally, this exceptional home comes with its own private courtyard that has been carefully planted with stunning perennials and shrubs, creating the perfect hideaway for alfresco socialising in the summer months. From the courtyard is access to the newly renovated garage/studio, complete with power, light, wired internet connection and Wi-Fi. Additionally, the garage has an electric garage door, electric car charging capabilities and secure gated side access with a parking space in front of the garage, truly a rare treat for a property in the heart of the town. Don't miss the opportunity to make this Georgian cottage your own, with its unique blend of historic elegance and contemporary flair. Early viewing is highly recommended.



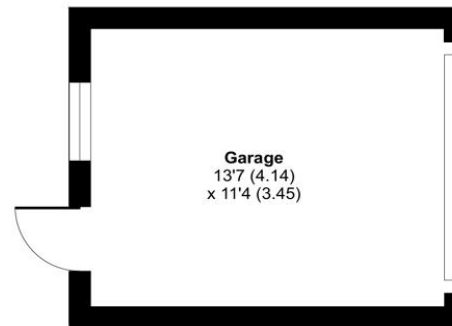
Approximate Area = 668 sq ft / 62 sq m
 Garage = 148 sq ft / 13.7 sq m
 Total = 816 sq ft / 75.7 sq m
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



GARAGE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	58	
(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). © n1checom 2024. Produced for Charters Estate Agents Limited. REF: 1092203



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 a swimming pool and a mainline rail station (London Waterloo) plus the popular Watercress Line runs close by with its enchanting steam locomotives.



SPECIFICATION

- Grade II listed cottage full of original features
- Nestled within Alton town
- Two double bedrooms
- Newly fitted first floor shower room
- New part-integrated kitchen
- Sitting room
- Dining room/second reception
- Beautiful courtyard garden
- Private parking
- Newly restored garage/studio/office

LOCAL AUTHORITY

East Hampshire District Council
Council Tax Band: C

ASKING PRICE

£375,000

TENURE

Freehold