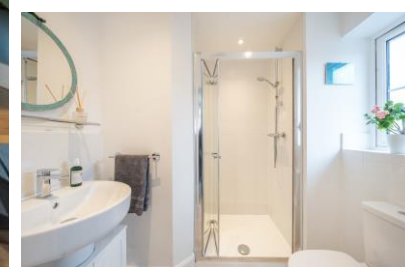




Murray Grove, Alton, GU34 2FY



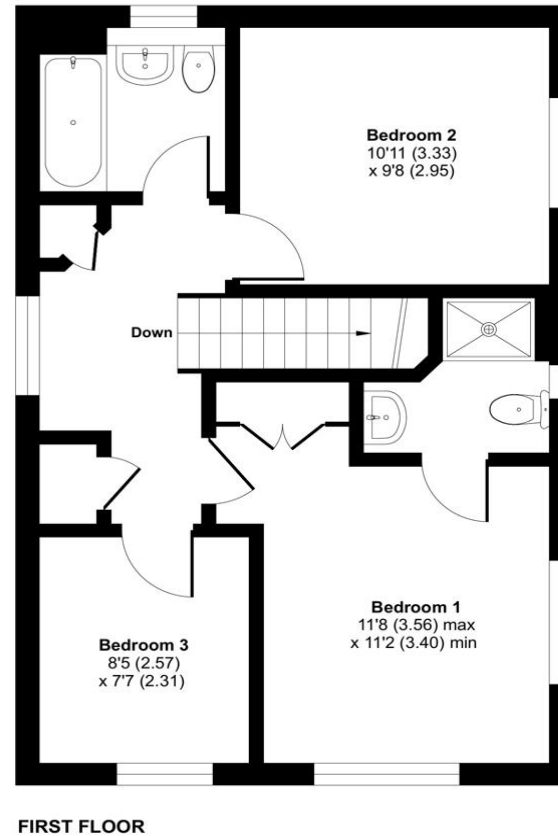
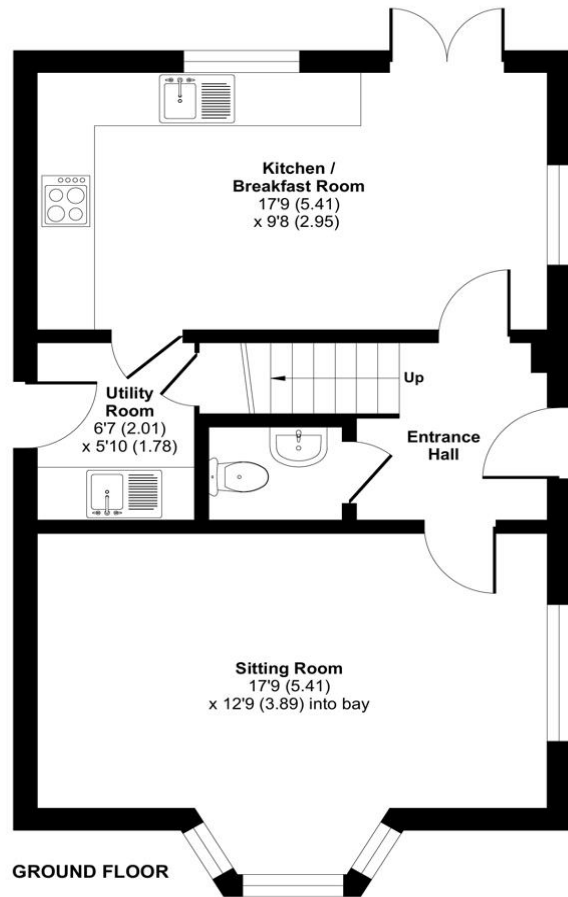


## ACCOMMODATION

Discover the epitome of contemporary living with this stunning three-bedroom detached house nestled within a small, private development and only a short leisurely stroll away from the mainline station to Waterloo, Waitrose, parks, cafes and amenities. This bespoke home is the perfect blend of modern living and convenience in this meticulously designed property. From its prime location to its spacious interior and beautifully landscaped garden, every aspect of this home has been crafted to enhance your lifestyle. This graciously appointed home comes to the market offering a spacious entrance lobby, guests cloakroom, dual aspect sitting room, an open plan fully integrated kitchen/breakfast room with French doors to the garden and a separate utility room with side access to the private driveway. Stairs ascend from the entrance lobby to the first floor, where you will find the family bathroom and the three bedrooms with the principal suite offering integrated storage and en-suite shower. Externally, the front of the property is beautifully planted and wraps around to the driveway, suitable for two/three cars and a secure gated access leading to the private garden. The stylish planting and terrace areas, along with the freestanding workshop and shed, raised beds filled with perennials and seasonal planting, creates a true sanctuary to relax and enjoy in the summer months. Don't miss the opportunity to make this your forever home, early viewing is highly recommended.

Approximate Area = 1000 sq ft / 92.9 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		94
(81-91)	B	84	
(69-80)	C		
(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). © nichecom 2024. Produced for Charters Estate Agents Limited. REF: 1104524



### 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**

- Detached contemporary house
- Three double bedrooms
- Two bathrooms and guest cloakroom
- Dual aspect 18ft sitting room
- Fully integrated kitchen/breakfast room
- Separate utility room
- Driveway parking for 2/3 cars
- Beautifully planted garden with additional shed and garden storage
- Workshop with power and light
- EV charger in driveway

### **LOCAL AUTHORITY**

East Hampshire District Council  
Council Tax Band E

### **GUIDE PRICE**

Asking Price £500,000

### **TENURE**

Freehold

Annual Estate Management Charge: £232.53  
approx.

*These details are to be confirmed by the vendor's solicitor and must be verified by a buyer's solicitor.*