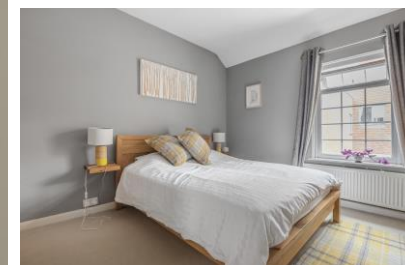


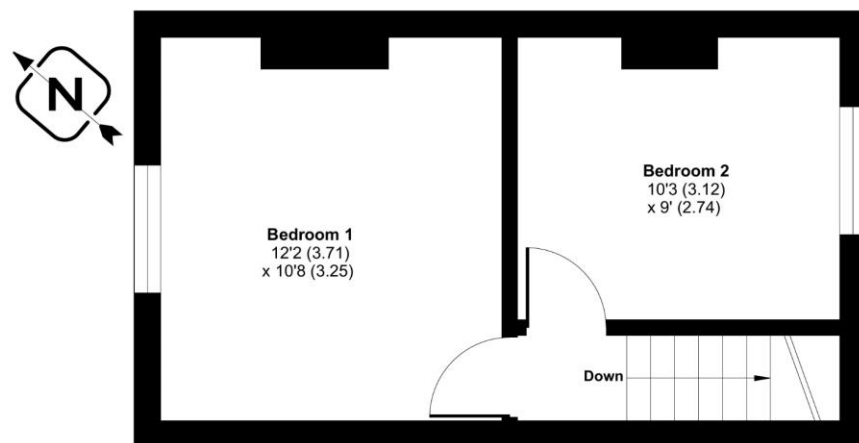


Old Acre Road, Alton, Hampshire, GU34 1NR

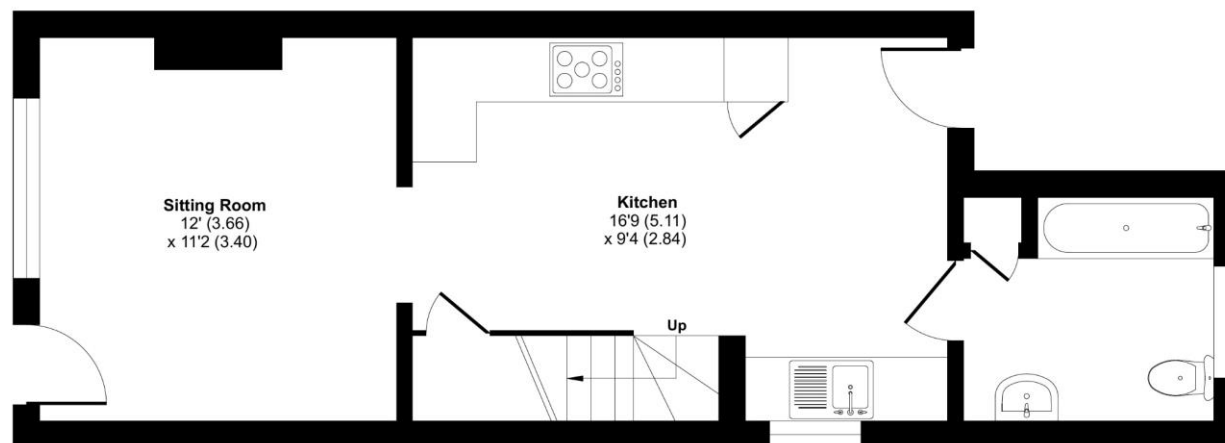


ACCOMMODATION

This highly desirable two-bedroom period home is situated within a sought-after road in the historic market town of Alton. Boasting period features and having been enhanced and improved sympathetically, this home now offers stylish living throughout whilst maintaining characterful charm. The property is entered via a distinguished sitting room, perfectly placed at the front of the home, enjoying period features as well as benefitting from statement fireplace. Offering ample room for relaxing and entertaining the kitchen breakfast room is a high-quality 'hub of the home' living with a door onto the terrace. A modern family bathroom completes the ground floor accommodation. Stairs rise to the first floor which includes two double bedrooms. Continuing outside you will gravitate towards the cottage garden with a mix of mature hedging, a lawned area and a terraced patio.



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n3checom 2022. Produced for Charters Estate Agents Limited. REF: 879115



Approximate Area = 654 sq ft / 61 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

SITUATION

The beautiful Georgian market town of Alton has an abundance of facilities and amenities that include boutique shops and independent restaurants. You will also find 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 cottage
- Sought-after location
- Two double bedrooms
- Modern kitchen
- Family bathroom
- Beautiful garden

LOCAL AUTHORITY

East Hampshire District Council
Council Tax Band: C

GUIDE PRICE

Asking Price £324,950

TENURE

Freehold