





ACCOMMODATION

This exceptional, three-bedroom detached family home is only a few months old and is situated within the new sought after Ackender Hill Development. It is only a short stroll to the new multi-million-pound sports complex, main bus route and country walks straight from your own front door. This beautifully presented home offers a light and airy, bespoke living space throughout and is one property not to be missed. It comes to market offering an entrance hallway, guest cloakroom, sitting room and a fully integrated 'hub of the home' kitchen/dining room with French doors leading to the private garden. Stairs lead to the first floor where you will find the family bathroom and the three generous double bedrooms with the principal suite offering en-suite shower facilities. Externally to the front is driveway parking leading to the detached garage and gated side access to the rear garden. The private rear garden is South Easterly facing and is mainly laid to lawn with steps leading up to a small terrace area. This style conscious home is truly a rare treat to market and early viewing is highly recommended.

Approximate Area = 1187 sq ft / 110.3 sq m (includes garage)

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	92	93
(81-91)	B		
(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). © nlshecom 2022. Produced for Charters Estate Agents Limited. REF: 904306



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 family house
- Three double bedrooms
- Two bathrooms
- Guests cloakroom
- Sitting room
- 'Hub of the home' fully integrated
- kitchen/dining room
- Private rear garden
- Detached garage
- Driveway parking

LOCAL AUTHORITY

East Hampshire District Council
Council Tax Band E

GUIDE PRICE

Offers in Excess of £480,000

TENURE

Freehold

AGENTS NOTE:

Service charge: £290.00pa