



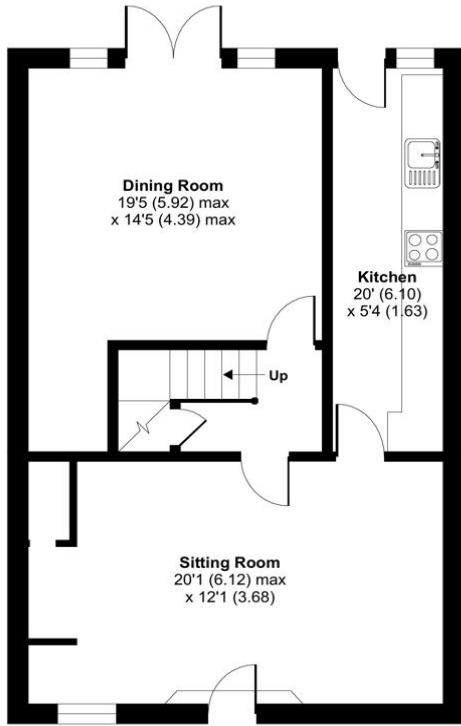
The Butts, Alton, Hampshire, GU34 1RT



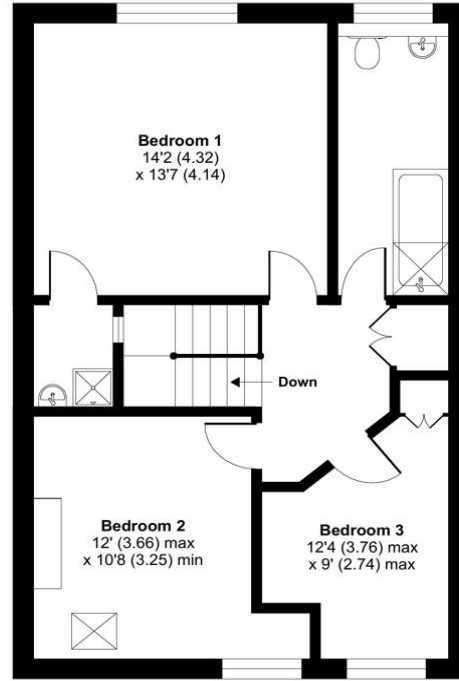
ACCOMMODATION

Ideally situated within the heart of Alton town and overlooking the renowned Butts Green and only a short stroll to the newly built multi-million-pound sports complex, local parks, cafes, amenities and mainline station to Waterloo, this unique home is truly beyond compare. It comes to the market offering a generous, light and airy 20ft sitting room with fireplace and wood burner, an inner hallway with storage leads through to a spacious second reception room/dining room with a library nook and French doors to the private garden. A 20ft galley style, part integrated kitchen with access to the garden completes the accommodation on the ground floor. Stairs lead up to the first-floor landing area where you will find the family bathroom with bathtub and shower over, along with the three good sized double bedrooms, with the principal suite offering en-suite shower facilities. Externally, to the rear of this desirable cottage is a courtyard style terrace area ideal for al fresco socialising in the summer months and beautifully planted herbaceous borders full of perennials and seasonal planting. Additionally, you will find a lawn area and a bespoke shepherd hut complete with a living roof, power and light and access to the private garage and parking area. Home is definitely where the heart is with this truly impressive characterful cottage. Early viewing is highly recommended.

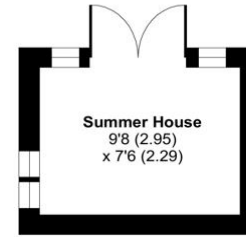
Approximate Area = 1421 sq ft / 132 sq m (includes garage)
 Outbuilding = 72 sq ft / 6.6 sq m
 Total = 1493 sq ft / 138.6 sq m
 For identification only - Not to scale



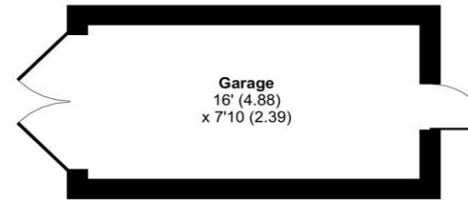
GROUND FLOOR



FIRST FLOOR



OUTBUILDING



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D		
(39-54)	E	39	
(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 2023. Produced for Charters Estate Agents Limited. REF: 1011229



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 cottage
- Sought after Butts Green location
- Three double bedrooms
- Two bathrooms
- Two reception rooms
- 20ft galley style kitchen
- Beautifully planted private garden
- Shepherds hut with power and light
- Private parking
- Garage

LOCAL AUTHORITY

East Hampshire District Council
Council Tax Band D

GUIDE PRICE

Asking Price £450,000

TENURE

Freehold