

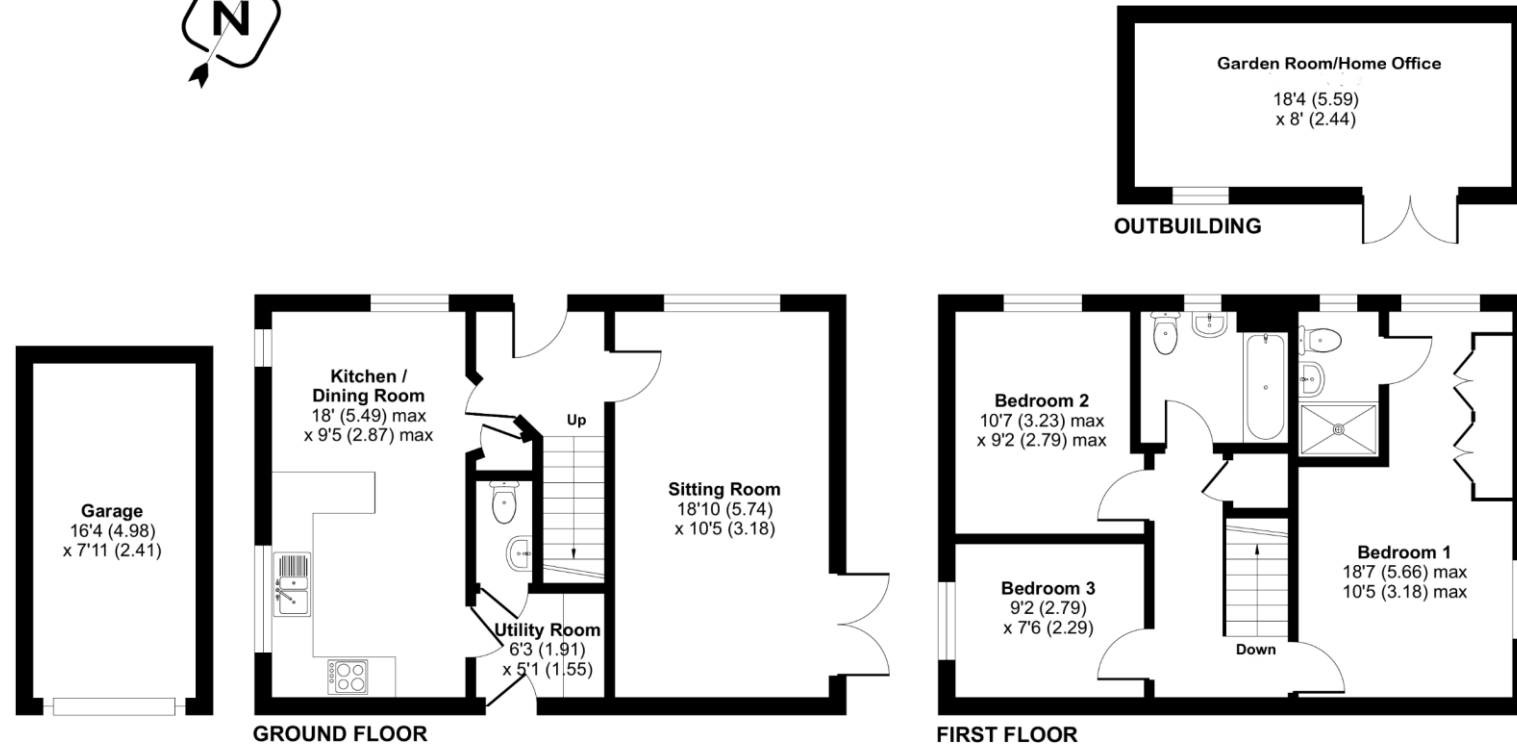




ACCOMMODATION

This desirable, three-bedroom detached family home provides naturally light and airy, contemporary living accommodation offering affordable elegance throughout. Ideally situated and within a short stroll to the mainline station to Waterloo, Alton town centre, local schools, parks, cafes and country walks straight from your front door, making this family-orientated home one property not to be missed. It comes to market offering a spacious entrance lobby, guest cloakroom, dual aspect sitting room with French doors leading to the garden, a dual aspect, partly integrated 'hub of the home' kitchen/dining room and a separate utility room with side access to the garden. Stairs lead up to the first floor where you will find the family bathroom and the three good-sized bedrooms with the principal suite offering an en-suite shower room and dressing area with an array of integrated storage. Externally, to the front of this stylish home is a small enclosed wrap around frontage and the private, recently landscaped part walled rear garden which is mainly laid to lawn with beautifully planted herbaceous borders and steps leading up to a large terrace area, ideal for al fresco socialising in the summer months, with stunning views across open countryside and a newly installed garden room/home office, with power and Cat6a (10 Gigabit) data to the house. To the rear of the garden is a secure gated access that leads you to the driveway parking and the garage, complete with power and light. This handsome home also benefits from Cat 5 to all the bedrooms and air-conditioning, sitting in a class of its own and early viewing is highly recommended.

Approximate Area = 1020 sq ft / 94.7 sq m
 Garage = 129 sq ft / 11.9 sq m
 Outbuilding = 147 sq ft / 13.6 sq m
 Total = 1296 sq ft / 120.3 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		95
(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	

Certified Property Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential) © nlscherm 2023

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

- Impressive detached family home
- Three bedrooms with air conditioning
- En-suite shower room
- Kitchen/dining room
- Utility room
- Spacious sitting room
- Private landscaped rear garden with stylish garden room/home office
- Garage and driveway parking to rear of property

LOCAL AUTHORITY

East Hampshire District Council

Council Tax Band - E

ASKING PRICE

£530,000

TENURE

Freehold