



Anstey Road, Alton, Hampshire, GU34 2RL

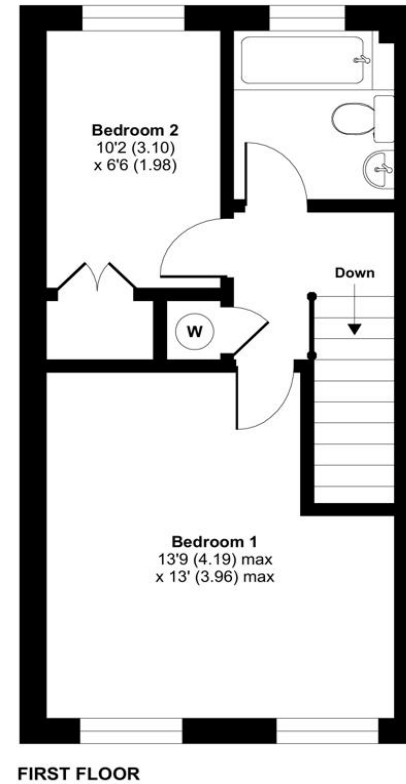
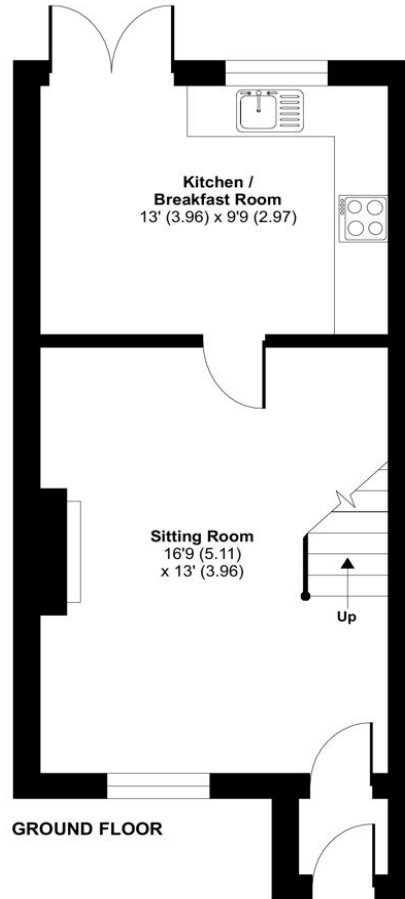
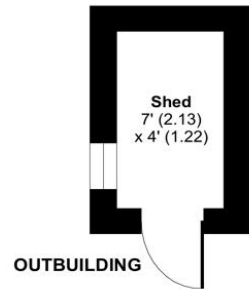


## ACCOMMODATION

A charming two-bedroom cottage nestled down a small private lane within the heart of Alton and only a short stroll to Waitrose, the mainline station to Waterloo, parks, cafes, restaurants and all amenities. This idyllic retreat is a true gem, providing a serene escape from the hustle and bustle of everyday life but within easy reach of Alton's vibrant community. The cottage comes to the market offering an entrance porch, a spacious and inviting sitting room perfect for relaxing evenings and to the rear of the property is the heart of the home with the family-orientated kitchen/dining room, delightful entertaining space and perfect for lively conversations and shared meals. French doors lead from the breakfast room to the private rear garden and access to the car parking. From the sitting room, stairs lead you up to the first floor where you will find the family bathroom with bathtub and shower over, bedroom two, a large single and the spacious principal suite offering an array of integrated storage with natural light and tasteful decor enhancing the welcoming atmosphere. To the front of the cottage is a small frontage and to the side is a private parking space with secure gated side access into the mature garden adorned with lush greenery, creating a peaceful retreat. There is also a freestanding shed providing storage for your gardening essentials and a private terrace area ideal for al fresco socialising or simply unwinding. This handsome home is one property not to be missed and early viewing is highly recommended.



Approximate Area = 720 sq ft / 66.9 sq m  
 Outbuilding = 28 sq ft / 2.6 sq m  
 Total = 748 sq ft / 69.5 sq m  
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	59	
(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). © n'checon 2024. Produced for Charters Estate Agents Limited. REF:1075505



## 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 a swimming pool and a mainline rail station (London Waterloo) plus the popular Watercress Line runs close by with its enchanting steam locomotives.



**SPECIFICATION**

- Charming cottage
- Sought after Alton location
- Two bedrooms
- Spacious sitting room
- Open plan kitchen/dining room
- Family bathroom
- Private garden with terrace area
- Parking
- Walkable to Mainline station to Waterloo
- NO FORWARD CHAIN

**LOCAL AUTHORITY**

East Hampshire District Council  
Council Tax Band: C

**ASKING PRICE**

£335,000

**TENURE**

Freehold