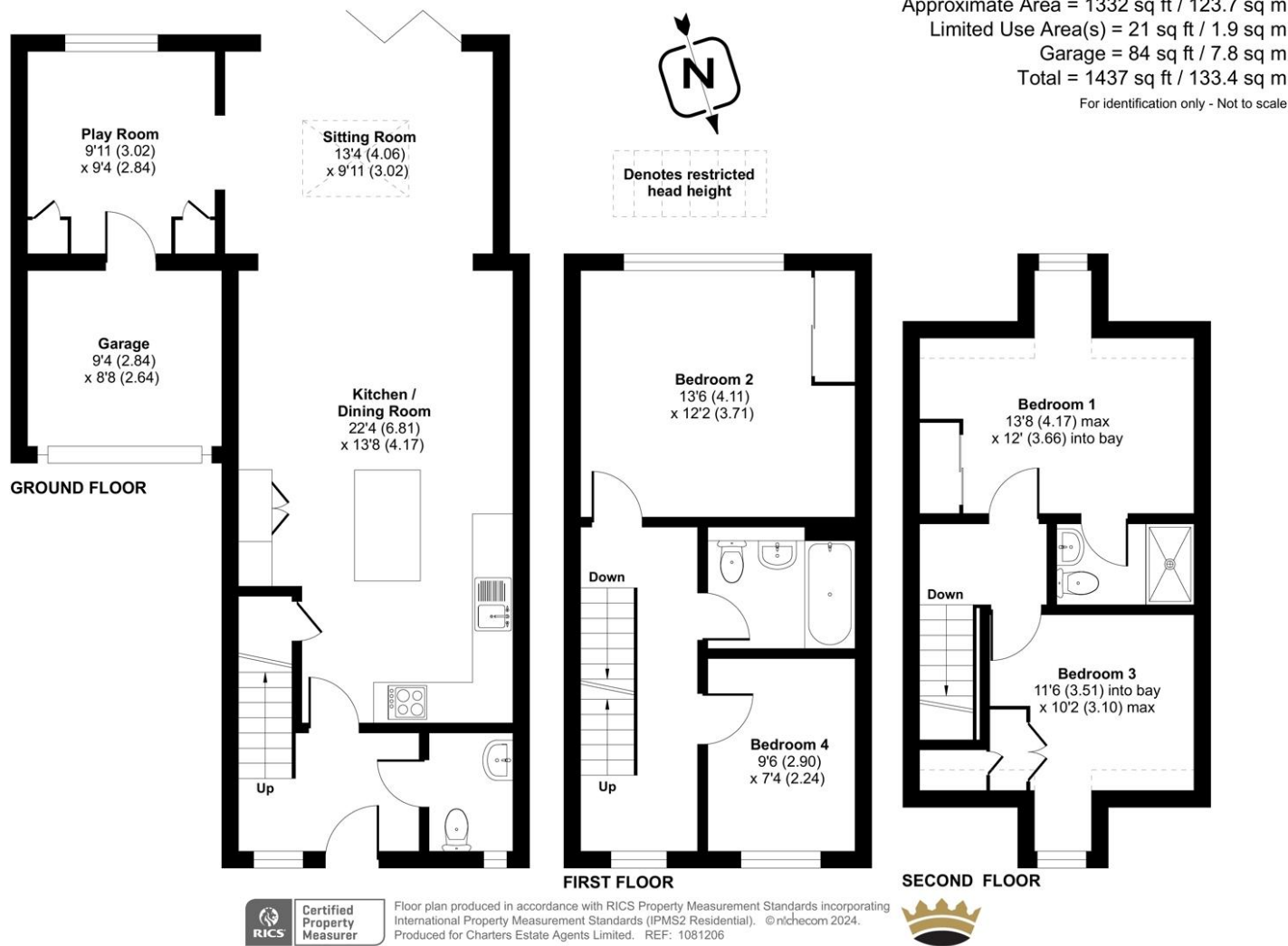






ACCOMMODATION

Discover the epitome of modern living with this exquisite four-bedroom contemporary home, just a few years young and thoughtfully extended by the current owners. This home is ideally situated within walking distance to the mainline station to Waterloo, Alton town, local schools, parks and cafes, this inspirational home is one property not to be missed. Boasting a stunning bespoke design throughout and a plethora of features, this residence is an ideal blend of style, comfort and functionality. Step into the heart of the home, where the newly installed kitchen steals the spotlight. The bespoke open plan design seamlessly integrates the kitchen with a large breakfast island, a spacious dining area and the contemporary sitting room where you can revel in the abundance of natural light as bi-fold doors connect the interior to a Zen-style garden beyond, creating a serene atmosphere. The ground floor also features a dedicated playroom/second reception with storage and access in to the integrated garage and a guest cloakroom off of the entrance lobby. Stairs lead up to the first floor landing where you will find bedroom two and four, both good sized doubles and the family bathroom. A second stair case leads your up to the top floor where you will find bedroom three and the principal suite that comes with fitted storage, along with a luxurious en-suite shower, offering a private retreat within your home. Externally, to the front of this impeccable family home is driveway parking leading to the garage. To the rear is the low maintenance, Zen-style private garden with a curved terrace area ideal for al fresco socialising in the summer months. Whether you're hosting a barbeque or simply relaxing with a book, this garden is your private sanctuary. Don't miss the opportunity to call this contemporary masterpiece your home, early viewing is highly recommended.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		95
(81-91)	B	86	
(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	

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

- Five-minute walk to mainline station
- Four-bedroom contemporary house
- Two bathrooms
- Stunning bespoke 'hub of the home'
- Kitchen/breakfast/dining/sitting room
- Separate playroom/second reception
- Integrated garage space
- Private South facing, Zen-style garden
- Driveway parking
- Recently extended and re-designed

LOCAL AUTHORITY

East Hampshire District Council
Council Tax Band D

GUIDE PRICE

Asking Price £550,000

TENURE

Freehold

Annual Estate Service Charge £149

These details are to be confirmed by the vendor's solicitor and must be verified by a buyer's solicitor.