



Garstons Way, Holybourne, Alton, Hampshire, GU34 4BL



ACCOMMODATION

This beautifully presented two-bedroom maisonette offers a lifestyle of comfort, convenience and elegance. This meticulously maintained and beautifully presented home exudes elegance and charm at every turn and is ideally situated within the sought after village of Holybourne. Only a short stroll to the mainline station to Waterloo, Waitrose, all amenities, parks, cafes and country walks straight from your front door, this is one property not to be missed. This contemporary home comes to the market offering an entrance lobby ideal for storing coats and shoes, with stairs leading up to the landing area and generously proportioned accommodation, to include an open plan, dual aspect sitting/dining room bathed in natural light, this inviting space offers ample room for both relaxation and social gatherings. The well-appointed, part integrated kitchen has been thoughtfully designed to combine space, ample storage and modern appliances. There are two generously sized double bedrooms offering a peaceful retreat with serene decor. The family bathroom displays a bathtub and shower over. Externally, you will find a large storage cupboard, great for bicycles and sports gear, with two private parking spaces and a wild garden green area with mature trees creating the perfect view to the front of this superb home. Early viewing is highly recommended.



Approximate Area = 709 sq ft / 65.9 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	80
(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). © nichecom 2024. Produced for Charters Estate Agents Limited. REF: 1091505



SITUATION

Holybourne is a desirable village situated on the eastern side of Alton and has a post office/stores, village pub and well regarded primary and secondary schools. The nearby town of Alton has a varied range of shopping and recreational facilities as well as a mainline railway station (London Waterloo) and sports complex with a swimming pool. It is approximately a 10 minute drive from the popular market town of Farnham. Alton itself offers nearby amenities and services and benefits from direct rail links to London.



SPECIFICATION

- Modern maisonette
- Sought after village location
- Two double bedrooms
- Family bathroom
- Part integrated kitchen
- Dual aspect open plan sitting/dining room
- Private parking for two vehicles
- Private lockable storage
- Walkable to the mainline station to Waterloo

LOCAL AUTHORITY

East Hampshire District Council

Council Tax Band – C

ASKING PRICE

£114,000 (Shared ownership)

TENURE

Tenure Shared Ownership

114 years remaining

Monthly rent for the remaining share £405.71

Security Deposit for the remaining share £5,720

Ground Rent - Nil

Service Charge £50.52 per month