



Osborne Close, Alton, Hampshire, GU34 1QT



ACCOMMODATION

Nestled within a prime location and within walking distance to Alton town, mainline station to Waterloo, local schools, parks and cafes is this outstanding four-bedroom detached house offering unparalleled comfort and convenience. Boasting a home office and garden studio/den, this property is perfectly designed for multigenerational living. With its peaceful countryside living and urban amenities at your fingertips this is one home not to be missed. It comes to the market offering a large entrance boot room, entrance hallway, downstairs shower room, a 21ft dual aspect sitting room, flooded with natural light and an ideal place to unwind and relax after a busy day. The heart of the home is the open plan kitchen/dining room, perfect for entertaining or family gatherings. French doors lead to the large terrace, providing seamless indoor-outdoor living with views across open countryside and beyond. Stairs from the entrance hallway ascend to the first floor where you will find the family bathroom and the four good sized bedrooms each boasting integrated storage for added convenience. Externally, there is driveway parking, a garage/storage area and the detached home office, the perfect space to provide a serene environment for work or creativity. There is also a garden studio/den connected to the garage, complete with a shower room, ideal for a home office, gym, or guest accommodation. The garden and land wraps around the property and is mainly laid to lawn with mature hedgerows and planting. A large raised terrace leading from the house offers the most amazing panoramic views across open countryside and is the perfect place for al fresco socialising in the summer months. This remarkable property offers a fantastic versatile living space and early viewing is highly recommended. Please note some of the external images have been digitally enhanced for illustrative purposes.

Approximate Area = 1470 sq ft / 136.6 sq m (includes garage)
 Outbuilding = 458 sq ft / 42.5 sq m
 Total = 1928 sq ft / 179.1 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C	73	
(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: 1094782



SITUATION

The beautiful Georgian market town of Alton has an abundance of facilities and amenities that include boutique shops and independent restaurants. You will also find 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

- Detached four-bedroom family house
- Open plan kitchen/dining room
- 21ft Sitting room
- Detached home office
- Separate garden studio/den with shower room
- Garage storage area
- Driveway parking
- Large terrace with countryside views
- Private rear garden
- NO FORWARD CHAIN

LOCAL AUTHORITY

East Hampshire District Council
Council Tax Band E

GUIDE PRICE

Asking Price £695,000

TENURE

Freehold