



Amery Place, 22 Vicarage Hill, Alton, Hampshire, GU34 2BT

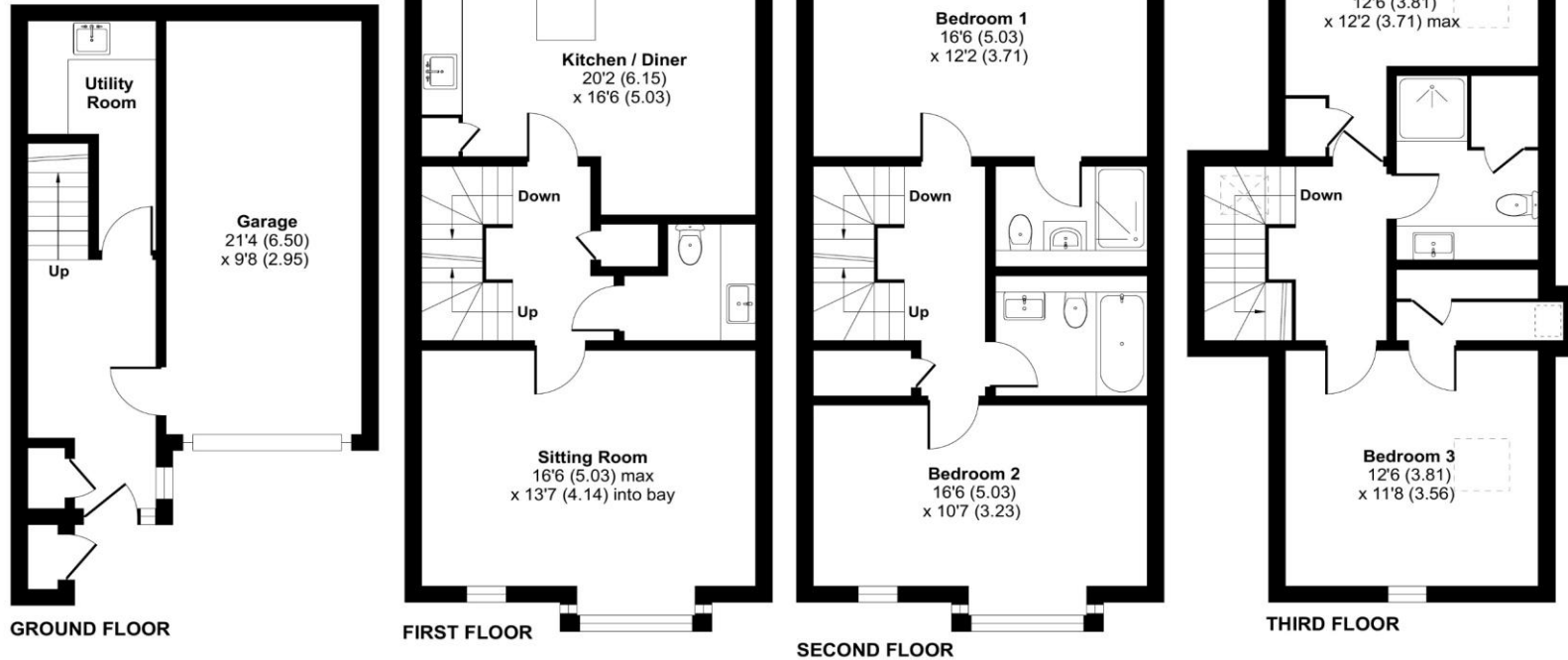


ACCOMMODATION

Award-winning architecture meets Scandinavian design in this contemporary townhouse. With meticulous attention to detail this home epitomizes stylish present-day living. With its high ceilings and light and roomy interior, the aesthetic Scandinavian design offers a stunning living space throughout. This handsome property is ideally situated within a short stroll to the main high street with all its amenities, parks, cafes and the mainline station to Waterloo and is definitely one property not to be missed. As you step into the lower floor you are greeted by the seamless integration of functionality and style, with access to the garage and the utility room. Stairs ascend to the first floor where the impressive and fully integrated 'hub of the home' kitchen/breakfast/dining room can be found, a culinary enthusiast's delight, with modern appliances. The adjacent sitting room displays floor to ceiling statement windows bathing the interior with natural light. Integrated storage and a guest cloakroom complete the stylish accommodation on this level. Once you ascend the second floor you are greeted with an exquisitely designed family bathroom with a contemporary bathtub and magnificent bespoke tiling. You can also access the stylish principal bedroom which enjoys a glass Juliet balcony and private en-suite shower facilities, The third floor offers an outstanding penthouse suite where the contemporary design continues with vaulted ceilings, an array of integrated storage and two further bedrooms with additional sky lights flooding the rooms with natural light. Externally, to the front there is driveway parking leading to the generous sized garage with electric roller door, power and light and to the rear of the property is a private 'Zen' style garden mainly laid to lawn and with a terrace area ideal for al fresco dining. This truly inspiring home covers over 2000 sq. ft, from the sleek lines of the architecture to the chic interior, every aspect of the property exudes sophistication and charm. Whether you're drawn to the minimalist aesthetic of Scandinavian design or the timeless appeal of traditional elements, this home offers the perfect fusion of both.



Approximate Area = 1816 sq ft / 168.7 sq m
 Garage = 206 sq ft / 19.1 sq m
 Total = 2022 sq ft / 187.8 sq m
 For identification only - Not to scale



This floor plan was constructed using measurements provided to © nichecom 2024 by a third party. Produced for Charters Estate Agents Limited REF: 1115583



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		94
(81-91)	B	87	
(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 and 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

- Award winning architecturally designed townhouse
- Open plan 'hub of the home' kitchen/breakfast/dining room
- Separate utility room
- Sitting room
- Guest cloakroom
- Four double bedrooms
- Three bathrooms
- Driveway parking
- Integrated garage with electric door
- Walkable to mainline station to Waterloo
- Ultra-fast 180 mbps fibre wifi speed
- NO FORWARD CHAIN

LOCAL AUTHORITY

East Hampshire District Council

Council Tax Band - E

ASKING PRICE

£725,000

TENURE

Freehold

Disclaimer: The images are CGI and therefore representative only.