

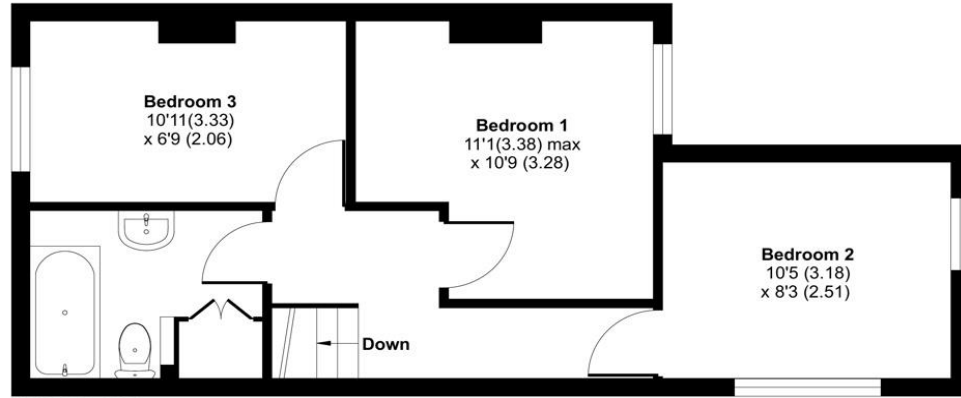




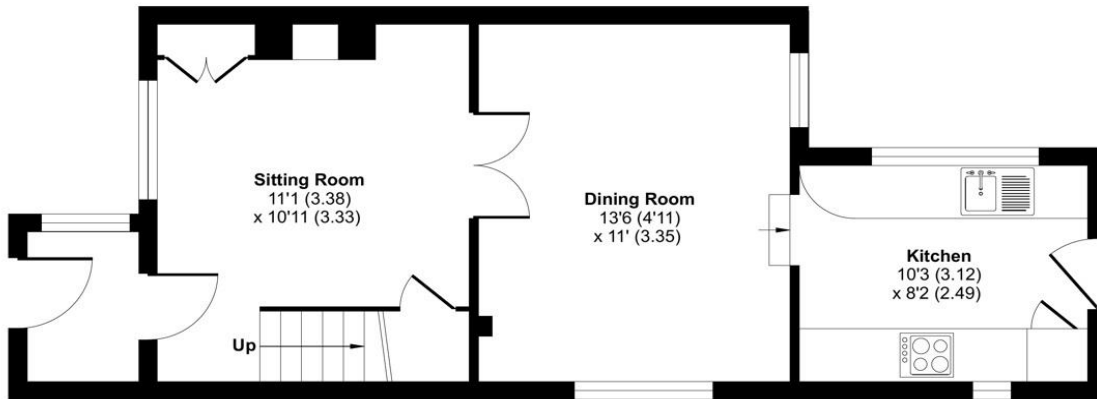
ACCOMMODATION

Welcome to this charming double-storey extended character home. Step into the cosy sitting room featuring a delightful wood burner, perfect for those chilly evenings, while the separate dining room offers a wonderful space for entertaining. The fitted kitchen provides modern convenience while retaining the home's character. Ascending to the first floor, there are three well-proportioned bedrooms, all served by a family bathroom.

Outside, the lovely gardens create a picturesque backdrop, complete with a detached summer house with power, heating and light nestled at the rear. The garden is mainly laid to lawn, accompanied by planted borders and a raised patio area to the rear, offering a tranquil retreat. Conveniently situated, with easy access to Alton High Street, the train station, and the A31, this property also enjoys proximity to recreational facilities and local schools, making it an ideal choice for families and commuters alike. Don't miss the opportunity to make this enchanting property your new home.

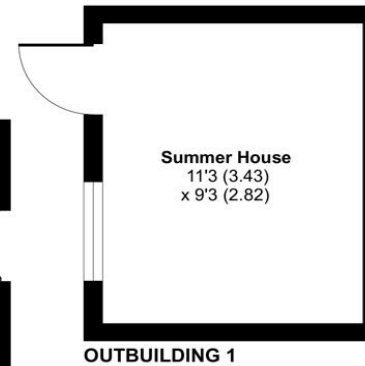
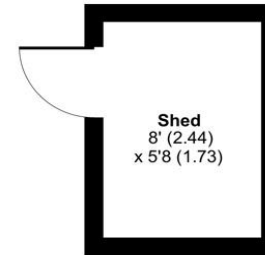


FIRST FLOOR



GROUND FLOOR

Approximate Area = 809 sq ft / 75.1 sq m
 Outbuilding = 163 sq ft / 15.1 sq m
 Total = 972 sq ft / 90.2 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(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). © nichecom 2024. Produced for Charters Estate Agents Limited. REF: 1102631



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



SPECIFICATION

- Semi-detached character home
- Cosy sitting room featuring a wood burner
- Separate dining room
- Modern fitted kitchen
- Rear garden
- Summer house with power heating and light
- Conveniently situated with easy access to Alton High Street
- Local schooling for all ages nearby

LOCAL AUTHORITY

East Hampshire District Council
Council Tax Band: D

ASKING PRICE

£385,000

TENURE

Freehold