



Walton Close, Alton, Hampshire, GU34 1GY

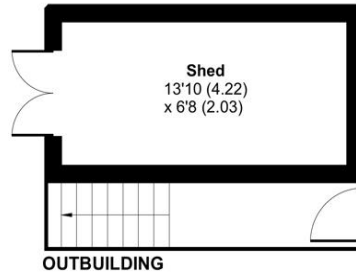


ACCOMMODATION

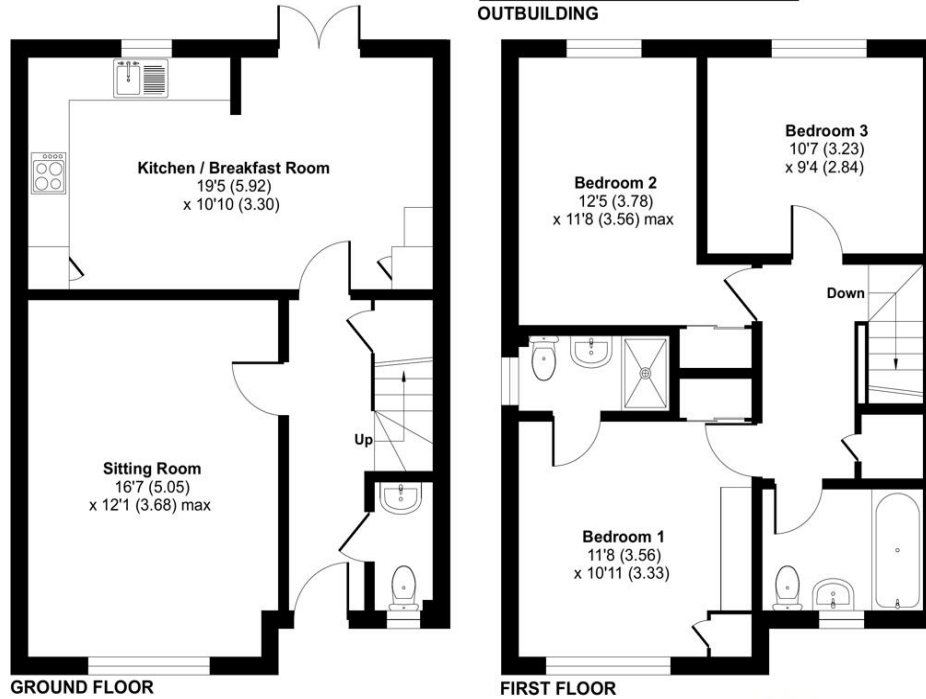
Nestled in a serene neighbourhood, this contemporary home exudes elegance and sophistication. Built just two years ago, this stunning property showcases a seamless blend of modern design and functionality. As you step inside, you're greeted by a beautifully presented interior, boasting an abundance of natural light. To the right a 16ft sitting room features bespoke built in storage and is an ideal space to relax. The open plan kitchen/ breakfast room features sleek, integrated appliances including a dishwasher, washing machine, tumble dryer, fridge-freezer, oven, gas hob, and extractor fan. With ample space for dining and double doors out to the rear garden, creating an ideal space for entertaining. A convenient cloakroom completed the ground floor. The property continues to impress on the first floor, with three well-appointed bedrooms. The principal bedroom comes complete with a built-in dresser and ample storage space, while an en-suite shower room offers a luxurious sanctuary for relaxation. Additional highlights include fitted wardrobes in bedrooms 1 and 2, providing plenty of storage. Outside, the property boasts a driveway with space for two cars, complemented by ample visitor parking for guests. From the drive there is side access to the rear garden. Mostly laid to lawn the rear garden has a patio terrace to the rear and a large storage shed for added convenience. Solar panels and a combi-boiler offer eco-friendly energy solutions. Benefitting from an 8-year NHBC Warranty, this immaculate home offers peace of mind and represents a rare opportunity to acquire a contemporary residence in a sought-after location.



Approximate Area = 1066 sq ft / 99 sq m
 Outbuilding = 92 sq ft / 8.5 sq m
 Total = 1158 sq ft / 107.5 sq m
 For identification only - Not to scale



OUTBUILDING



GROUND FLOOR

FIRST FLOOR



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: 1104750



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	92	93
(81-91)	B		
(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

You'll notice immediately that everything you need on a daily basis is on your doorstep in the Georgian market town of Alton. A short walk takes you to Waitrose supermarket, so picking up the daily essentials is a breeze. The high street is close by too with many familiar names, including Sainsbury's and M&S Food. The town has retained a wealth of independent shops, salons and boutiques. As befitting an area once famed for growing watercress, Alton hosts a weekly farmers' market selling local and seasonal produce. This love of food is reflected in the town's superb choice of eateries, from traditional pubs to restaurants offering world cuisines. If you enjoy history, the Curtis Museum boasts one of the finest local history collections in Hampshire. The glorious steam engines of the Watercress Line connect with Alton's train station. There are excellent road links with the A31 for Farnham, Guildford and Winchester, including secondary education and a sixth form college.



SPECIFICATION

- Built in 2022, 8-year NHBC Warranty
- Driveway for 2 cars, ample visitor parking
- Solar panels, large shed
- Integrated kitchen appliances, combi-boiler
- Fitted wardrobes in bedrooms 1 and 2
- Family bathroom, en-suite, and cloakroom
- Open-plan layout for modern living
- Abundant natural light throughout
- Convenient storage solutions
- Eco-friendly and energy-efficient features

LOCAL AUTHORITY

East Hampshire District Council
Council Tax Band E

GUIDE PRICE

Asking Price £490,000

TENURE

Freehold

Annual Estate Management charge: £420

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