



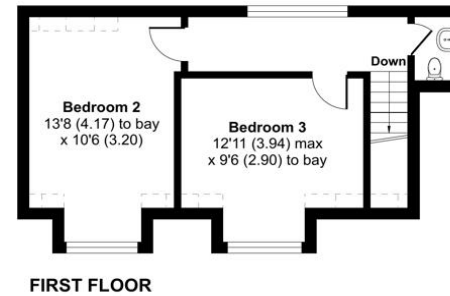
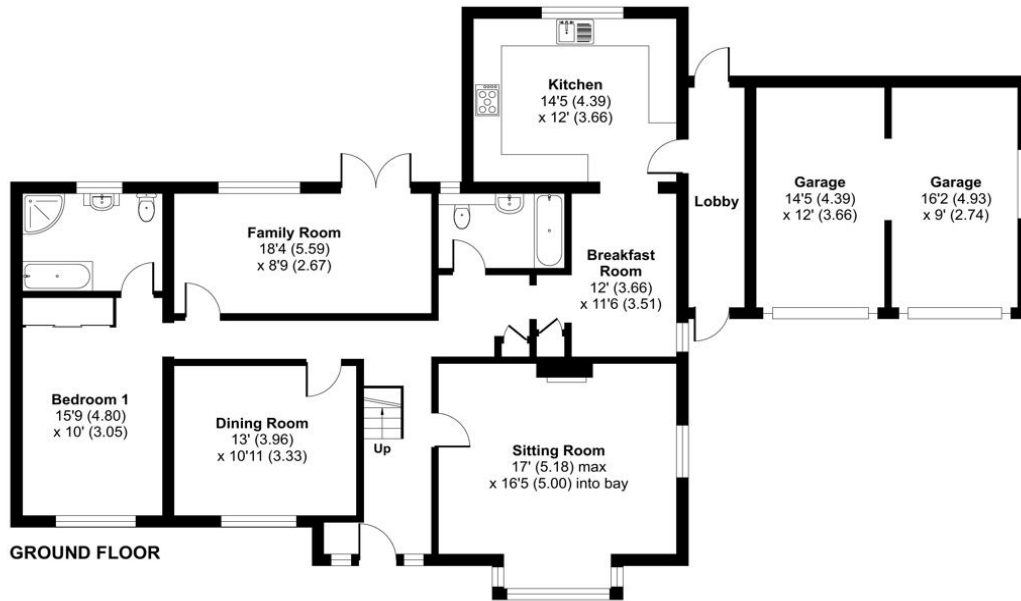


ACCOMMODATION

Nestled on the picturesque outskirts of Alton, this delightful property offers a serene countryside ambiance within approximately 1/3 of an acre. Accessed via a private driveway leading to the double garage, the home greets you with a sense of tranquillity and space. Inside, the property boasts flexible and well-proportioned accommodation, catering to various lifestyle needs. With up to four bedrooms and three reception rooms, there's ample space for both relaxation and entertainment. While the home is well-presented there is scope for personalisation and improvement to suit individual tastes. The focal point of the interior is the spacious 17 ft sitting room, featuring a charming walk-in bay window that floods the space with natural light. Additionally, a separate dining room and family room offer versatility, with the potential for conversion into additional bedrooms if desired. The functional kitchen, accompanied by a breakfast room, provides a warm and welcoming atmosphere. Convenience is key, with the principal bedroom conveniently located on the ground floor with the added benefit of an en-suite bathroom, together with the family bathroom. Two additional bedrooms and a cloakroom are situated on the first floor. Outside, the generous treelined gardens and paved patio terrace provide a perfect backdrop for enjoying the surrounding countryside. This home is ideally positioned for those seeking a peaceful environment and astute buyers looking to add value and further develop, all while remaining within easy reach of Alton's amenities and attractions.

Approximate Area = 1781 sq ft / 165.4 sq m (excludes lobby)
 Limited Use Area(s) = 24 sq ft / 2.2 sq m
 Garage = 302 sq ft / 28 sq m
 Total = 2107 sq ft / 195.7 sq m
 For identification only - Not to scale

Denotes restricted head height



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: 1117338



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	71	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	

SITUATION

The beautiful Georgian market town of Alton has an abundance of facilities and amenities that include boutique shops, independent restaurants and a weekly market. 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 spa, and a mainline railway station (to London Waterloo), plus the popular Watercress Line runs close by with its enchanting steam locomotives. Winchester, Basingstoke and Guildford collectively provide a wider range of shopping and entertainment facilities, as well as a mainline railway stations.

Southampton airport accessible via the M3 and M27 is approximately a 30-minute drive away.



SPECIFICATION

- Detached house in a tranquil countryside setting on approximately 1/3 of an acre.
- Driveway leading to the double garage.
- Flexible accommodation with up to 4 bedrooms and 3 reception rooms.
- Spacious 17 ft sitting room with walk-in bay window.
- Separate dining room and family room.
- Functional kitchen with breakfast room.
- Ground floor bedroom with en-suite bathroom and family bathroom
- Generous treelined gardens and paved patio terrace
- Potential to individualise and improve the home
- Close proximity to Alton's amenities and attractions.

LOCAL AUTHORITY

East Hampshire District Council (Tax band F)

ASKING PRICE

£775000

TENURE

Freehold