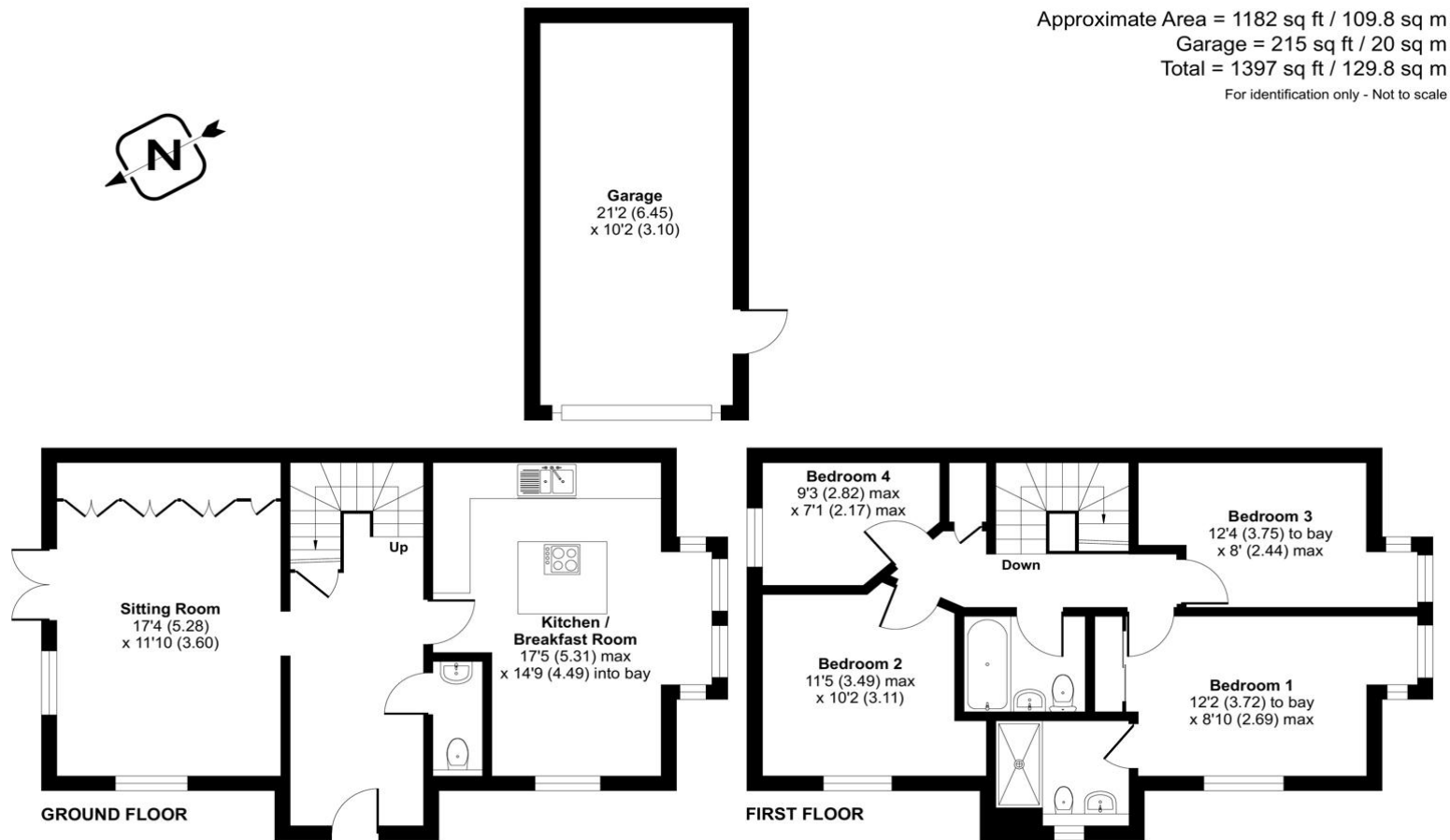






ACCOMMODATION

A stunning four-bedroom detached home is immaculately presented, offering stylish and contemporary living in a sought-after family-friendly location with the benefits of B rating EPC. At the heart of the home is the impressive 17'5" kitchen diner, complete with a sleek range of units, a central island with hob, and a charming walk-in bay window, creating a perfect space for entertaining and family gatherings. The 17'4" sitting room is equally inviting, with French doors opening onto the beautifully maintained gardens, seamlessly blending indoor and outdoor living. Upstairs, the master bedroom benefits from its own ensuite along with three double bedrooms and a fourth single bedroom. A modern family bathroom and convenient cloakroom complete the accommodation. Designed for family life, the property boasts a single garage with internal access, a private driveway, and additional parking in the lay-by to the front of the home. Situated in a superb location, this home is ideal for families, with easy access to local recreation grounds and picturesque countryside walks—perfect for dog owners and outdoor enthusiasts. A must-see property offering both space and style.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		94
(81-91)	B	84	
(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	



Scan the QR code to find out more information about this property.

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Charters Estate Agents Limited. REF: 1231242

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

- Impressive 17'5" kitchen diner with island
- Elegant 17'4" sitting room with French doors
- Energy efficient living EPC Rating B
- Master bedroom with ensuite
- Three further spacious bedrooms
- Contemporary family bathroom and cloakroom
- Single garage with internal access
- Driveway plus additional lay-by parking
- Beautiful gardens and outdoor space
- Close to recreation grounds and countryside walks

LOCAL AUTHORITY

East Hampshire District Council
Council Tax Band F

GUIDE PRICE £575,000

TENURE

Freehold