

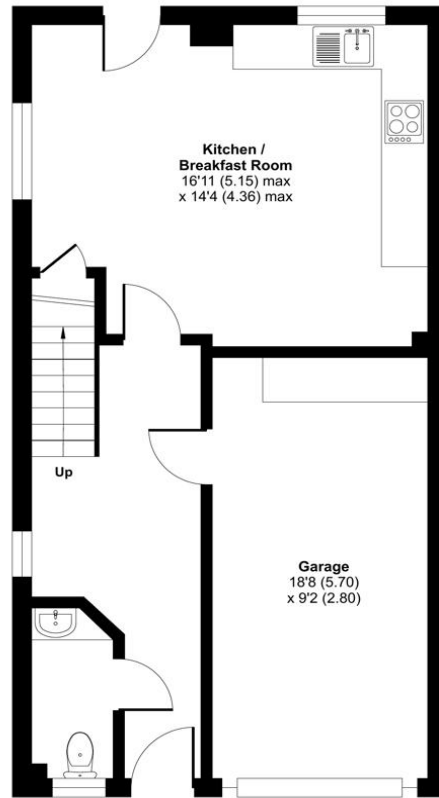
## ACCOMMODATION

Stunning Townhouse in Exclusive Cul-de-Sac – No Onward Chain. Nestled in a peaceful, bespoke cul-de-sac, this beautifully presented townhouse offers generous accommodation and a seamless blend of style and practicality. With potentially no onward chain, this home is a perfect find. The heart of the home is the spacious kitchen/diner/family room, featuring a contemporary kitchen with built-in and integrated appliances, ample dining space, and a comfortable seating area. The ground floor also provides access to the garage, which includes a utility area, plus a cloakroom for added convenience. On the first floor, you'll find a bright and airy living room, a stylishly refitted family bathroom, and two generous bedrooms. The top floor boasts the sizeable master and second bedroom, both benefiting from luxurious refitted en-suite shower rooms, finished to an exceptional five-star hotel standard. The low-maintenance rear garden offers a private, tree-lined aspect, perfect for entertaining. A double-width driveway to the front ensures ample parking. Tucked away yet well-connected, this stunning home is a true hidden gem. Viewing is highly recommended.

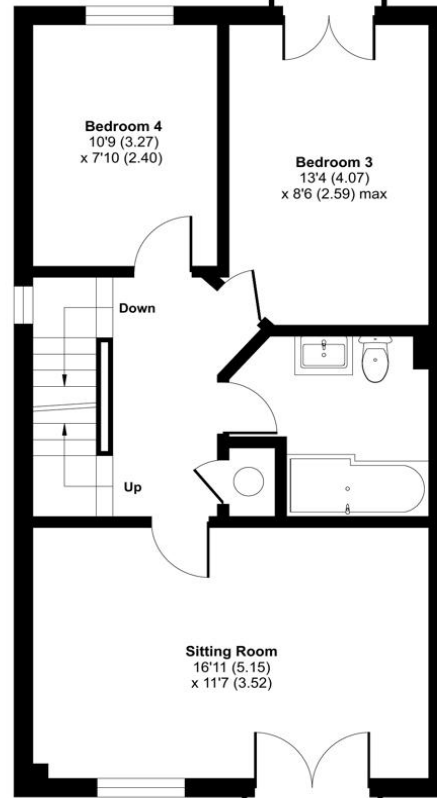


Denotes restricted head height

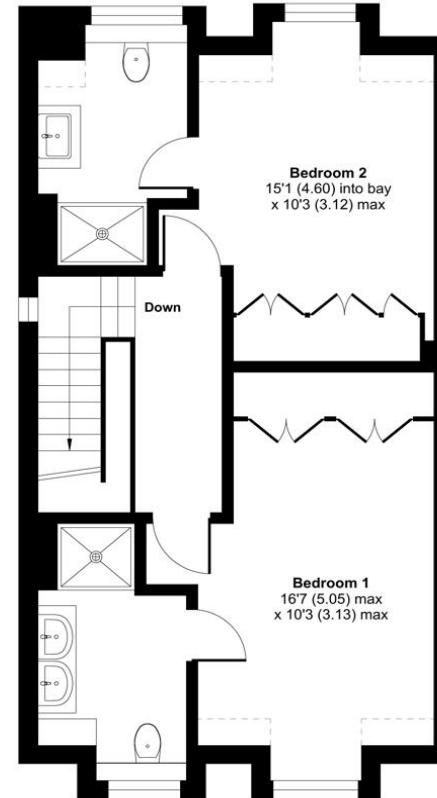
Approximate Area = 1467 sq ft / 136.2 sq m  
 Limited Use Area(s) = 24 sq ft / 2.2 sq m  
 Garage = 172 sq ft / 15.9 sq m  
 Total = 1663 sq ft / 154.3 sq m  
 For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C	78	
(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). © n1checom 2025. Produced for Charters Estate Agents Limited. REF: 1251096



## 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, 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. The property is close to Kings Pond, which is a three minute walk, and the town centre and railway station being only a short walk away.



### **SPECIFICATION**

- Stunning townhouse in a peaceful bespoke cul-de-sac
- Potentially no onward chain for a smooth move
- Spacious kitchen/diner/family room with integrated appliances
- Garage with utility area and convenient cloakroom
- Bright and airy first-floor living room
- Four generous bedrooms across three floors
- Two luxury en-suite shower rooms with a five-star finish
- Stylishly refitted family bathroom
- Low-maintenance rear garden with a tree-lined aspect
- Double-width driveway for ample parking

### **LOCAL AUTHORITY**

East Hampshire District  
Council Tax Band E

**ASKING PRICE £575,000**

### **TENURE**

Freehold

Annual Service Charge: £600