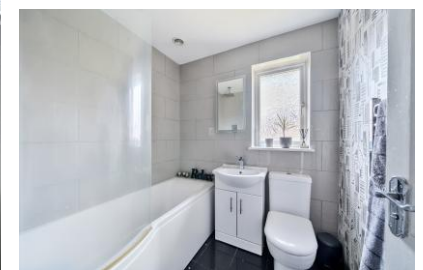




Vindomis Close, Holybourne, Alton, Hampshire, GU34 4HL

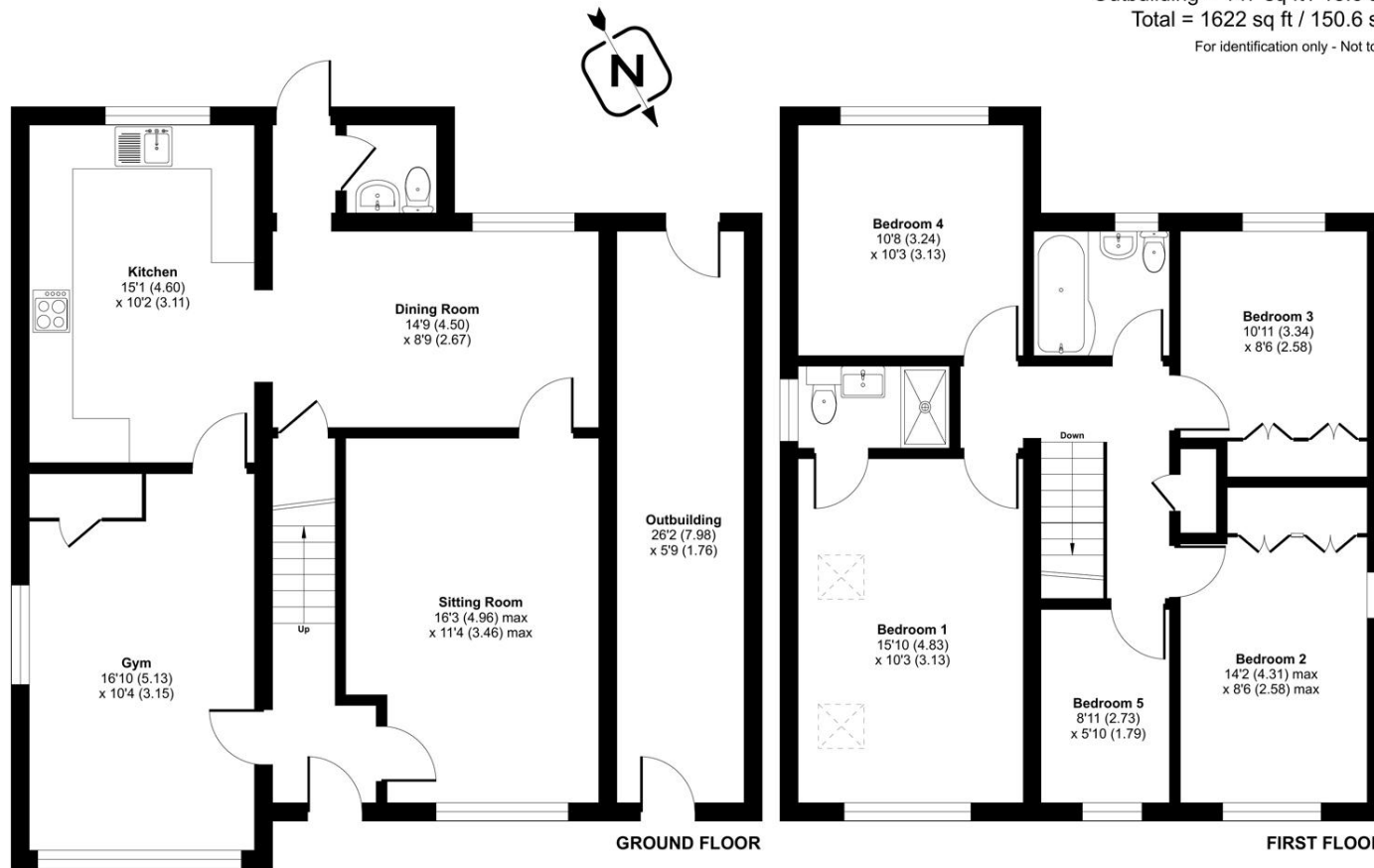


## ACCOMMODATION

Spacious & Stylish 5-Bedroom Detached Home in Sought-After Holybourne. Nestled in a peaceful cul-de-sac in the highly desirable Holybourne district of Alton, this impressive five-bedroom detached home offers over 1,600 sq. ft. of beautifully extended living space. The ground floor boasts a 16'3 sitting room, a versatile gym/family room (converted from the former garage), and a sleek, contemporary refitted kitchen—the true heart of the home. The kitchen flows seamlessly into a separate dining room, both spanning the rear of the property, creating an ideal space for entertaining. A rear reception room provides direct access to the garden and also leads to a convenient cloakroom. Upstairs, the 15'10 principal bedroom is a standout feature, showcasing vaulted ceilings, skylights, and a stylish en-suite. Four further well-proportioned bedrooms are served by a modern family bathroom. The south-westerly facing garden is designed for low maintenance, featuring artificial lawns and a sweeping patio—perfect for outdoor enjoyment. Additionally, a 26'2 workshop/store is accessible via side access. The property benefits from ample driveway parking for multiple vehicles. A rare opportunity to secure a stunning, extended home in a prime location—early viewing is highly recommended.

Contact us today to arrange your viewing!

Approximate Area = 1475 sq ft / 137 sq m  
 Outbuilding = 147 sq ft / 13.6 sq m  
 Total = 1622 sq ft / 150.6 sq m  
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		81
(69-80)	C	71	
(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). © nchecon 2025. Produced for Charters Estate Agents Limited. REF: 1258186

## SITUATION

Holybourne is a desirable village situated on the eastern side of Alton and has a post office/store, village pub and well-regarded primary and secondary schools. The nearby market town of Alton has a varied range of shopping and recreational facilities including a sports complex with a swimming pool, as well as a mainline railway station (London Waterloo). The popular Watercress Line runs close by with its enchanting steam locomotives. There are a good range of high street shops and a weekly market whilst Guildford, Farnham, Winchester and Basingstoke collectively provide a wider range of shopping facilities. There are excellent road communications within the area with access onto the A31, M3 and the M27 motorway, providing easy access to London and the south coast. Southampton Airport is accessible via the M3 and M27 coastal motorway eastbound, which is approximately a 30 minute drive.



### **SPECIFICATION**

- Spacious 5-bed detached home with over 1,600 sq. ft. of living space.
- 16'3 sitting room plus gym/family room conversion.
- Refitted contemporary kitchen & separate dining room across the rear.
- Principal bedroom with vaulted ceilings, skylights & en-suite.
- Four further bedrooms served by a modern family bathroom.
- South-westerly garden with artificial lawn & sweeping patio.
- 26'2 workshop/store & ample driveway parking for multiple vehicles.
- Peaceful cul-de-sac in sought-after Holybourne, Alton.

### **LOCAL AUTHORITY**

East Hampshire District Council  
Council Tax Band E

**ASKING PRICE £650,000**

### **TENURE**

Freehold