



Alton, Hampshire

£850,000

Alton, Hampshire

An individually designed four bedroom detached home in a sought after location within convenient distance of Alton town centre. The property provides in excess of 2500sqft including a double detached garage, impressive 26' kitchen/dining room, family room and 19' sitting room with a wood burning stove. Upstairs there are four double bedrooms, an en suite shower room and family bathroom. The garden has been beautifully landscaped and provides views over neighbouring fields.

Step into the entrance hall and immediately feel a sense of space in this bright and airy area, the entrance hall has a tiled floor, stairs to the first floors, doors to both the family room and sitting room and is open plan through to the kitchen/dining room. Positioned to the right of the hall is the sitting room which is dual aspect with a front aspect window and two sets of double doors to the side providing access onto the patio, there is also a wood burning stove. To the left of the hall is the family room which again is dual aspect with front and side aspect windows. To the rear of the hall is the stunning open plan kitchen/breakfast/dining area which measures an impressive 26' in width and features a full range of wall and base units with granite surfaces over, an AGA with splash back, inset sink and drainer unit, space for appliances, centrally positioned breakfast bar also with a granite surface, a continuation of the tiled floor, dual aspect with side and rear aspect doors and windows and an additional skylight making this a fantastic and ideal space for entertaining. Off the kitchen there is also a pantry and a utility room. The utility room provides a further range of base units, sink and drainer unit, space for further appliances a rear aspect window and a side aspect door, additionally there is a cloakroom which has a WC, wash hand basin and a side aspect window. Completing the ground floor accommodation is the study which has a side aspect window.

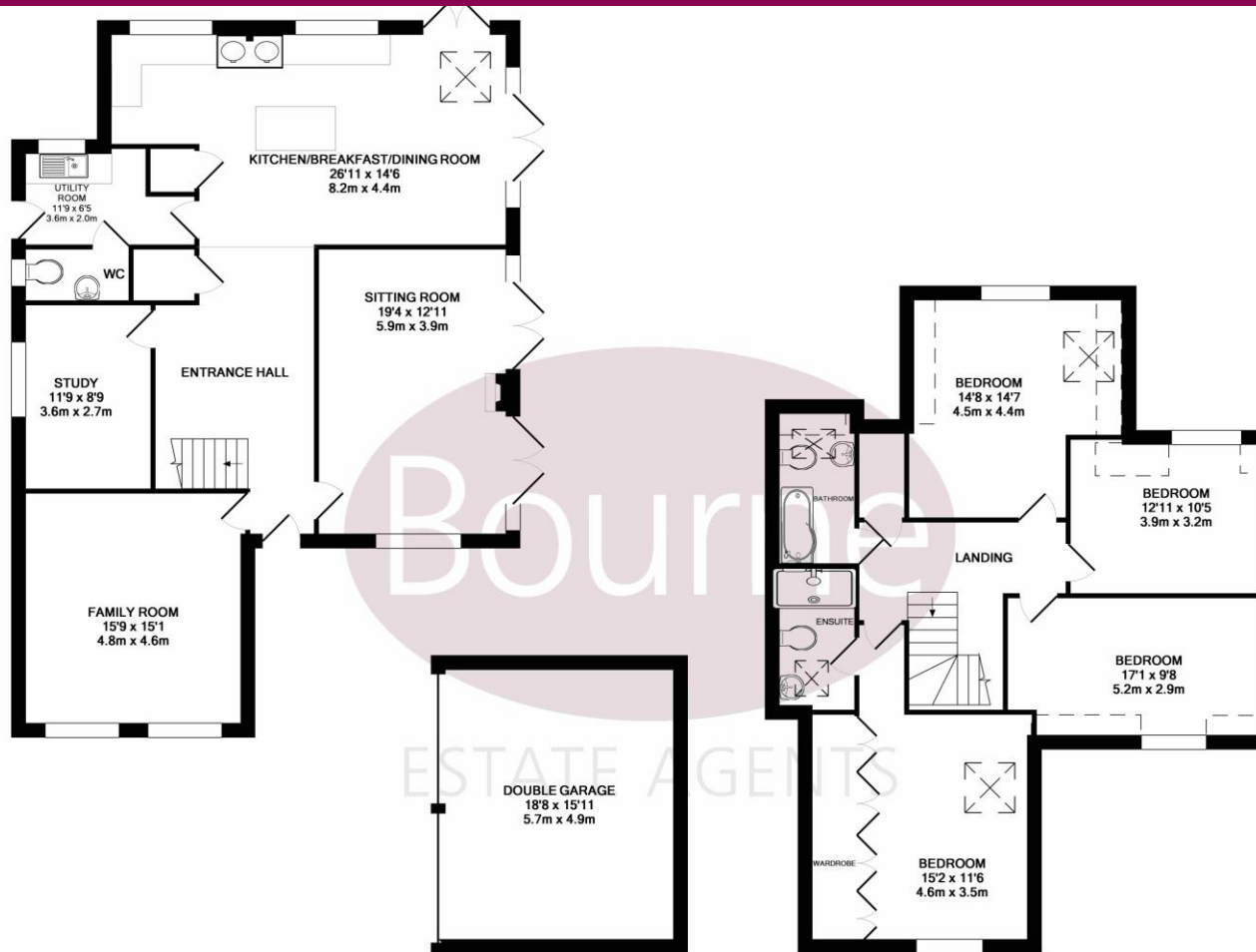
Upstairs there is a spacious landing with doors to the various rooms. The master bedroom is positioned to the front of the landing and has a front aspect window, full width fitted wardrobes, vaulted ceiling and an en suite. The en suite has a double shower cubicle, WC, wash hand basin and a Velux window. The three remaining bedrooms are all double in size with the two rear bedrooms enjoying views over neighbouring fields. The family bathroom has an enclosed bath unit with a wall mounted shower over, shower screen, WC, wash hand basin and a rear aspect Velux window. Off the landing there is access to the loft and an airing cupboard.

To the rear of the property the garden has been thoughtfully landscaped to include a large decked area with a sunken section providing a seating area and central fire pit, beyond there is a large area of lawn with a shingle path providing access to the rear of the garden where is a further seating area. To the side of the property there is an area of patio and side access to both sides of the property. To the front there is ample driveway parking and a detached double garage with barn style doors. The entrance to the property is also gated.

- Four Bedroom Detached Home
- 19'4 Sitting Room
- 26'11 Kitchen/Breakfast Room
- Family Room
- Utility Room
- Downstairs Cloakroom
- All Double Bedrooms
- En Suite Shower Room
- Detached Double Garage
- Convenient for Town Centre



Floor Plan



GROUND FLOOR
APPROX. FLOOR AREA 1543 SQ.FT. (143.3 SQ.M.)

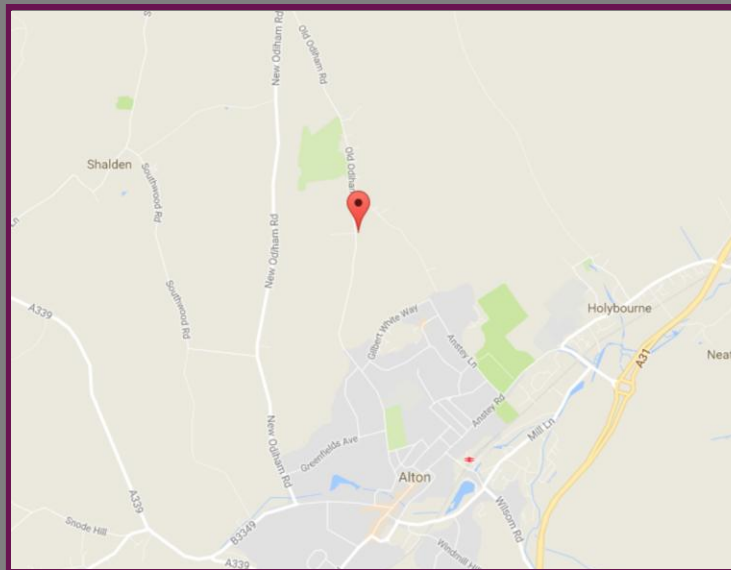
1ST FLOOR
APPROX. FLOOR AREA 1003 SQ.FT. (93.1 SQ.M.)

FOR ILLUSTRATIVE PURPOSES ONLY
TOTAL APPROX. FLOOR AREA 2546 SQ.FT. (236.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2017

Location

This property can be found on the Old Odiham Road to the north of Alton town and opposite Alton Golf Club. The town centre which is within a convenient drive of the property provides a variety of shops and restaurants, a bus service and the mainline train station serving London Waterloo.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	77	79
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract.

If you require clarification of any points then please contact us especially if you are travelling some distance to view.

Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



A refreshing choice...

Alton Office: 72a High Street, Alton, Hampshire, GU34 1ET

Sales: 01420 541 454 | **Lettings:** 01420 541 454 | **Web:** www.Bourneestateagents.com

Email: alton@bourneestateagents.com | **Lettings:** altonlettings@bourneestateagents.com