



Powntley Copse, Alton
Hampshire, GU34



Beyond your expectations

An individual house standing in grounds of just over 2 acres.

Hamptons International

31 High Street, Alton, Hampshire, GU34 1AW

Sales. 01420 86868

alton@hamptons-int.com

www.hamptons.co.uk

Entrance Hall | Sitting Room | Dining Room | Conservatory | Kitchen | 2 Cloakrooms | Four Bedrooms | Bathroom | Laundry | Double Glazing | Double Garage | Oil Fired Central Heating | Private Drainage | In all Gardens and Grounds (including paddock) of about 2.053 acres.

Guide Price £925,000 Freehold

Description

An individual detached house of great character standing in mature grounds of just over two acres with long rural views. The generous living accommodation is set around a spacious entrance hall and includes a large double aspect sitting room, dining room and conservatory. The sitting room has a central brick fireplace with a wood burning stove together with double doors opening out to the conservatory. The kitchen is fitted with a range of eye and base level cabinets and a larder. There are four bedrooms to the first floor and a family bathroom. Of note, the house stands within established grounds providing a tranquil setting and a good degree of seclusion with a variety of areas of interest. This is an ideally positioned individual detached house with the potential to alter and extend, subject to any necessary planning and building control consents.

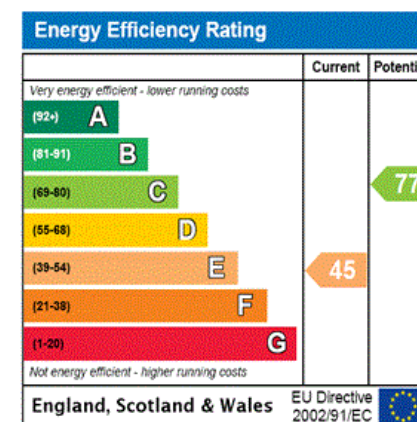
Outside

The house stands within attractive landscaped grounds providing a beautiful setting with areas of lawn and light woodland together with well stocked flower and shrub borders, a variety of young and mature trees and a wealth of bluebells in the spring. A paved terrace adjoins the conservatory and provides an ideal outside seating area. A private tarmac driveway provides ample parking and access to the detached timber framed double garage and store. Beyond the formal grounds there is a paddock marked by post and rail fencing together with a very well positioned summer house. Workshop with power connected. There is also the most attractive area of light

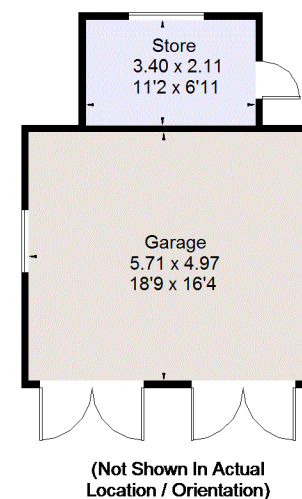
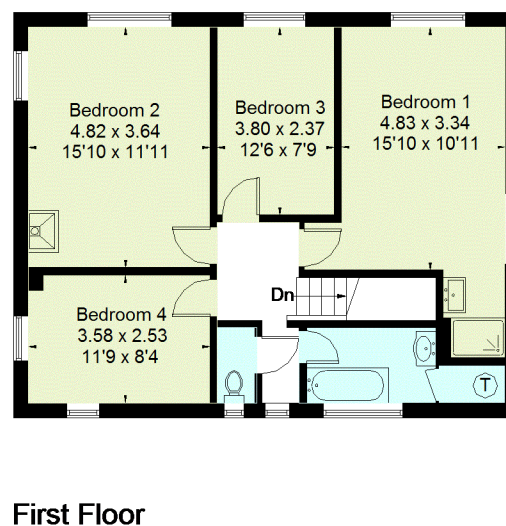
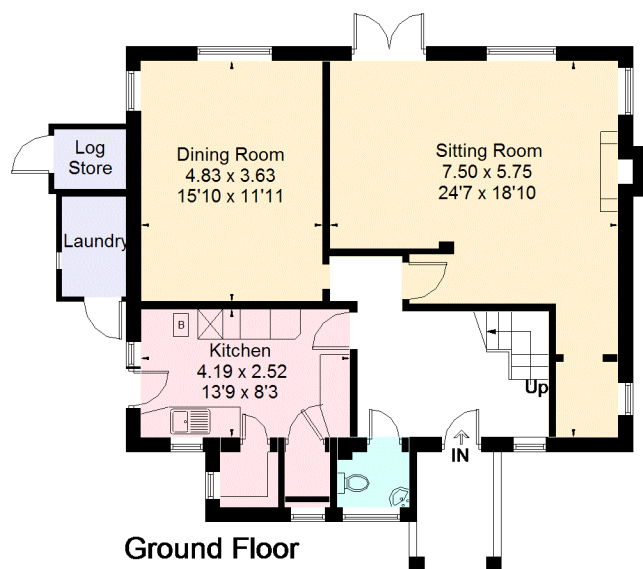
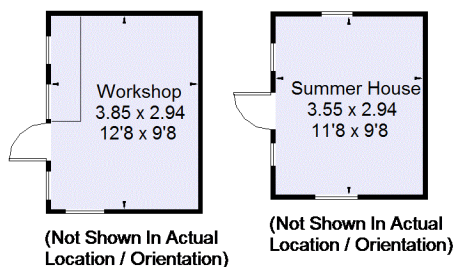
woodland to the opposite side of the lane with a variety of young and mature trees.

Location

The house forms part of the very well regarded private estate of Powntley Copse which stands amidst open countryside between the Georgian village of Odiham and the historic market town of Alton within the parish of Upton Grey. Powntley Copse is a wooded rural residential area of just twenty-six properties set off a series of leafy lanes of mainly larger detached individual properties standing within their own grounds. The nearby village of South Warnborough has an active community with a public house, shop/cafe, church, village hall, playground and multi-use games area for tennis and football. There are restaurants and shops in nearby Odiham and a broad range of facilities in the market and regional towns of Alton, Basingstoke and Farnham. Winchfield station provides trains to London Waterloo, the fastest being 49 minutes, and access to the M3 at Hook offers a route to London and the south coast.



Approximate Gross Internal Area = 149.9 sq m / 1613 sq ft
 Outbuildings = 33.5 sq m / 360 sq ft
 Garage = 28.2 sq m / 303 sq ft
 Total = 211.6 sq m / 2276 sq ft



FLOORPLANZ © 2017 0203 9056099 Ref: 194137

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

