

warren
powell-richards

5 Ings Close | £655,000

Alton, Hampshire, GU34 1TB





5 Ings Close

Alton, Hampshire, GU34 1TB

£655,000 Freehold

- High Street within 0.65 mile
- The Butts 0.3 mile
- Countryside & footpaths nearby
- Sport Centre 1.1 mile

Meticulously presented and maintained by the sole owner occupiers, a non-estate 4 double bedroom detached house within landscaped gardens in a small elevated close with commanding views over Alton.

- Optiplan Dining Kitchen - Overall 24'8
- Conservatory & Utility
- Lounge & Study
- 2 Refitted Bath/Shower Rooms
- Galleried Hall & Cloakroom
- Double Garage



DESCRIPTION

Built in 1993 with a Mansard style roof by Hollybourne Developments in a high quality scheme of just seven varying detached houses and bungalows, the property is designed for easy and comfortable living with both neutral light decorations and an airy atmosphere. There are many outstanding features including the dining kitchen, which has handleless units with soft closers and an island unit, and quartz worktops and upstands. There is a Bosch 5-ring induction hob, vented hood and dishwasher, a Neff split level electric oven with slideaway door, warmer drawer and multi-microwave, a Quooker tap, kickspace heater and slide-out larder with space for a fridge freezer complemented by LED down, task, foot and suspended island lighting. The open plan utility is in matching livery with a concealed washer dryer and Baxi Solo gas boiler serving the heating system with the majority of the radiators having TRVs. The bathrooms have been refitted in white with chrome fittings and Aqualisa showers. The 2 principal downstairs rooms as well as three of the bedrooms overlook the professionally landscaped rear gardens with double glazing including uPVC replacement windows to the ground floor. There are coved ceilings almost throughout, panelled white internal doors and metallic style switchplates.





LOCATION

The house takes advantage of an elevated setting off Borovere Lane in Ings Close, an exclusive cul-de-sac consisting of six individually styled detached homes. The protected open space of The Butts, an attractive, historic green and Conservation Area, is nearby with the French Horn Inn, and the Watercress Line Steam Railway. The neighbourhood provides walks on Windmill Hill, The Butts Primary School, Alton Sports Centre and, strategically, routes including the A31 Winchester - Guildford axis and the B3349 and A339 leading to the M3 and Basingstoke respectively. Within a 0.65 mile walk is Alton's High Street which presents majors such as M & S, Iceland and Boots, an adjacent Sainsbury's, individual and multiple traders, weekly and specialist open air market events, inns, restaurants and hotels, and the Market Square. The town also has a station (Waterloo line), Waitrose and Aldi stores, senior schools, Alton College, the Convent School, private fitness clubs and on the outskirts, two golf courses.

DIRECTIONS

From the M&S Foodhall at the South Western end of High Street, Alton, proceed away from the town becoming Butts Road. After the BP Garage, turn 2nd left up Borovere Lane. At the top of the hill turn right still as Borovere Lane where Ings Close is immediately on the right.

COUNCIL TAX

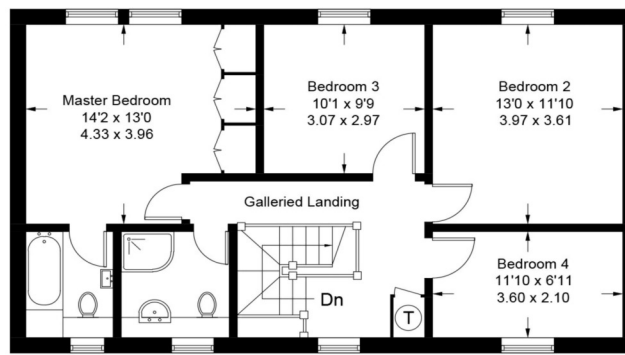
East Hampshire District Council - Council Tax Band F

SERVICES

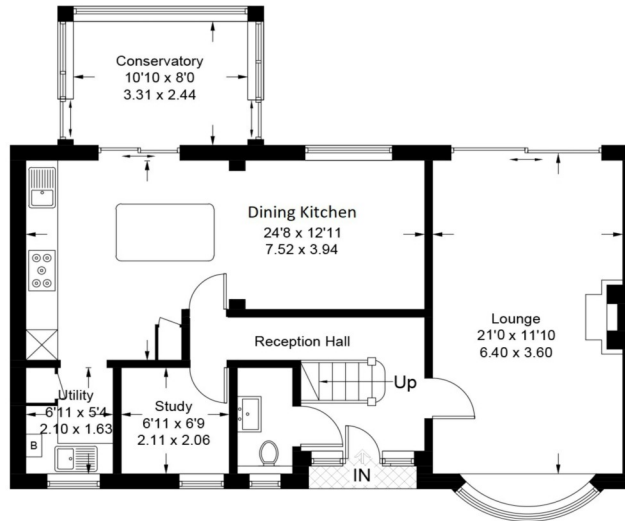
All mains services.



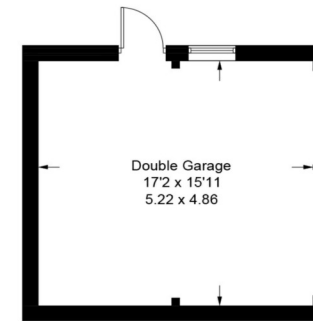




First Floor
754 sq ft / 70.1 sq m



Ground Floor
847 sq ft / 78.7 sq m



(Not Shown In Actual Location / Orientation)

Garage
272 sq ft / 25.3 sq m

Approximate Gross Internal Area = 1601 sq ft / 148.8 sq m
Garage = 272 sq ft / 25.3 sq m
Total = 1873 sq ft / 174.1 sq m

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2017 (ID357678)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		85
(81 to 91)	B		
(69 to 80)	C		
(55 to 68)	D		
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

78 High Street, Alton, Hampshire, GU34 1EN
t: 01420 87379 e: alton@wprhomes.co.uk

NOWEAL717041

Office Locations: Alton • Farnham • Godalming • Grayshott • Haslemere • London

Property details are a general outline and do not constitute any part of an offer or contract. Services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fittings and fixtures are not included unless specifically described. Measurements, distances and areas are approximate and for guidance only. This material is protected by laws of copyright.