



WINTERBOURNE, POWNTLEY COPSE, ALTON

Hampshire GU34 4DL



ATTRACTIVE HOUSE WITH GREAT POTENTIAL IN 2.5 ACRES

Charming property with a southerly aspect to the rear and rural privacy, offering an exceptional opportunity to create a family house and potentially extend (STPP) in a picturesque setting.



4



2



3

EPC

D

Local Authority: Basingstoke and Deane Borough Council

Council Tax band: G

Tenure: Freehold

Services: Mains water and electricity. Private drainage. Gas fired heating.



SURROUNDED BY OPEN COUNTRYSIDE

Steps lead to a central porch and into a versatile ground floor with a sitting room featuring an open fireplace, flowing into a bright dining room. Double doors open into a spacious conservatory with garden access, all bathed in natural light. The kitchen is to the left, with easy outdoor access. Upstairs, the principal bedroom has built-in wardrobes and an en suite shower room, while three additional bedrooms share a bathroom and separate toilet.

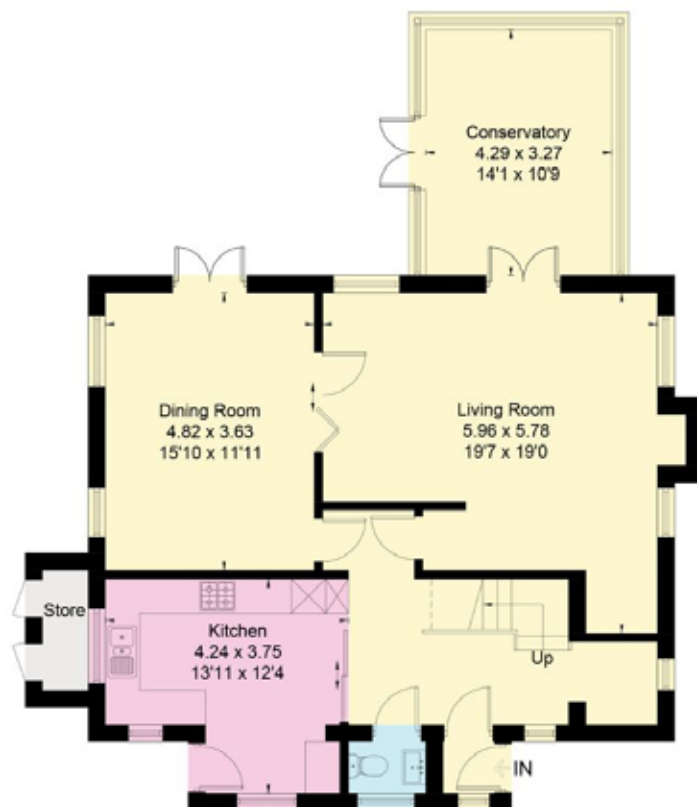
A sweeping driveway leads to ample parking and a detached double garage with conversion potential. The rear garden boasts a terrace with wisteria, a large lawn and distinct areas for play or relaxation. This private, south-facing garden offers a peaceful retreat. Opposite, natural woodland adds privacy and space for outdoor enjoyment.





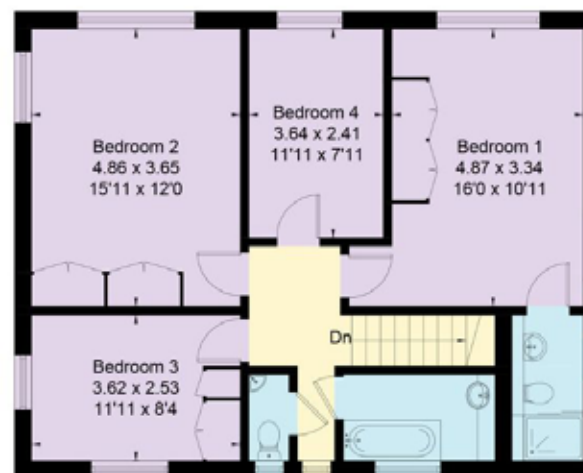


Approximate Floor Area
 Ground Floor = 94.7 sq m / 1019 sq ft
 First Floor = 72.8 sq m / 784 sq ft
 Outbuildings = 45.3 sq m / 488 sq ft
 Total = 212.8 sq m / 2291 sq ft

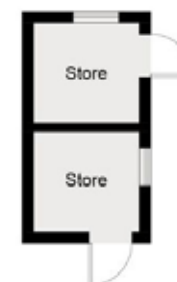


Ground Floor

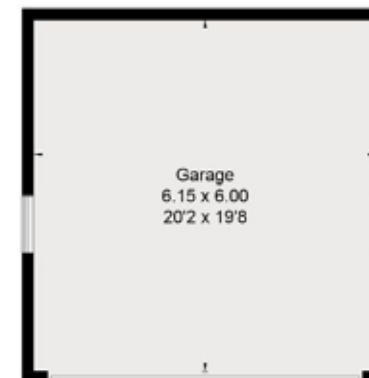
[Symbol] = Reduced head height below 1.5m



First Floor



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

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