



**Connells**

Wisteria Mews London Road  
Holybourne Alton



# Wisteria Mews London Road Holybourne Alton GU34 4EY

for sale  
**£325,000**



## Property Description

Introducing this TWO BEDROOM ground floor maisonette SHARE OF FREEHOLD comprising of lounge, new kitchen, shower room, rear garden, two allocated parking space and a garage in a block.

We are delighted to introduce these 2 bedrooms, rarely available property in the picturesque village of Holybourne. This generously sized property boasts of a brand-new modern kitchen which was fitted in 2024, a south-east facing garden perfect for BBQ'S on those summer evenings, 2 very well-proportioned bedrooms with ample wardrobe space and 2 parking spaces to the rear.

Holybourne provides a pub, post office and shop, primary school, church, village hall and playing fields. Surrounding the village are walks and bridleways which lead to the neighbouring villages and into Alton. Waitrose and Alton main line station - which provides services into London Waterloo in just over one hour - are just over one mile distant and just a little farther is Alton Town Centre with its wide range of amenities including Sainsburys, M & S Food Hall, Iceland, Boots, Superdrug, Costa, Nero, Grape Tree, Holland & Barratt and W H Smith. There are schools for all ages in the Town. The nearby A31 provides links to Farnham, the A3, M3 and Winchester.

## Lounge

17' 2" max x 12' 8" max ( 5.23m max x 3.86m max )

Double glazed door to side, double glazed window to side

## Kitchen

10' 5" x 7' 11" ( 3.17m x 2.41m )

Double glazed window to rear, new kitchen installed in 2024, integrated fridge freezer, integrated slimline dishwasher, integrated washing machine, integrated tumble drier, one and half sink with mixer tap, double oven, wine fridge.

## Bedroom One

14' 2" x 10' 9" into wardrobe ( 4.32m x 3.28m into wardrobe )

Double glazed window to side, multiple fitted wardrobes

## Bedroom Two

9' 9" x 7' 5" ( 2.97m x 2.26m )

Double glazed window to front

## Shower Room

13' 9" max x 6' 8" ( 4.19m max x 2.03m )

Double glazed frosted window to side, shower cubicle, low level wc, vanity wash hand basin, extractor fan, airing cupboard

## Outside

### Rear Garden

Laid to patio, decking area

### Garage In Block

16' 1" x 8' 8" ( 4.90m x 2.64m )

Up and over door

### Agents Note

There is an easement on the title, please enquire with the branch















This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: C**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/KSH105491](http://connells.co.uk/Property/KSH105491)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 29 Sep 1982. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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