

57 Windmill Lane
Alton, Hampshire, GU34 2SN

Price £745,000

wpr





57 Windmill Lane

Alton, Hampshire, GU34 2SN

Price £745,000 Freehold

- High Street within 0.7 mile
- Alton Station 0.9 mile drive (less on foot)
- Country walks nearby
- 1.25 miles to A31

A light and airy individual detached bungalow with a large level plot and double garage.

- Bathroom & en-suite
- Living room
- Kitchen/dining room
- 3 bedrooms
- Conservatory
- Garage
- Snug
- Utility room
- Replacement double glazing throughout
- Gas central heating



DESCRIPTION

This detached bungalow has been completely renovated by the current owners. The property is accessed via a spacious hall. There are 3 double bedrooms, one with en-suite shower room. The large living room has a wood burner and countryside views to the front. The property is neutrally decorated throughout. The kitchen has been refitted with light grey units and quartz work tops and integrated appliances. The conservatory has a new insulated roof as well as air conditioning.

The rear garden is a particular feature of the property with a large expanse of lawn, a patio for entertaining and small trees and shrubs. To the front, there is a shingle driveway which also provides access to the garage.





LOCATION

Enjoying a lovely outlook to countryside at the front Windmill Lane is one of Alton's finest residential locations and is handily placed for not only the town but the station. There are country walks leading to the South Downs National Park with Worldham golf course lying just to the South of Alton. The individual and multiple High Street shops are complemented by Waitrose, M&S, Sainsbury's, Lidl and Aldi stores with the town retaining weekly and specialist open air market events, historic celebrations such as the annual Victorian Cricket Match and a museum, library and gallery. There are primary schools, two senior schools and Alton College for further education. Churches, fitness and dance studios, bars and restaurants and a sports centre further complement the town's facilities.

DIRECTIONS

From the M&S store at the end of High Street, Alton, proceed along Drayman's Way, the town's inner relief road travelling ahead at the Sainsbury's mini-roundabout. At the following mini-roundabout, turn right onto Lower Turk Street and immediately right up Turk Street becoming Windmill Hill continue on this road until it becomes Windmill Lane, the property will be found on the left hand side.

COUNCIL TAX

East Hampshire District Council - Band E
(subject to change on sale)

SERVICES

All mains services

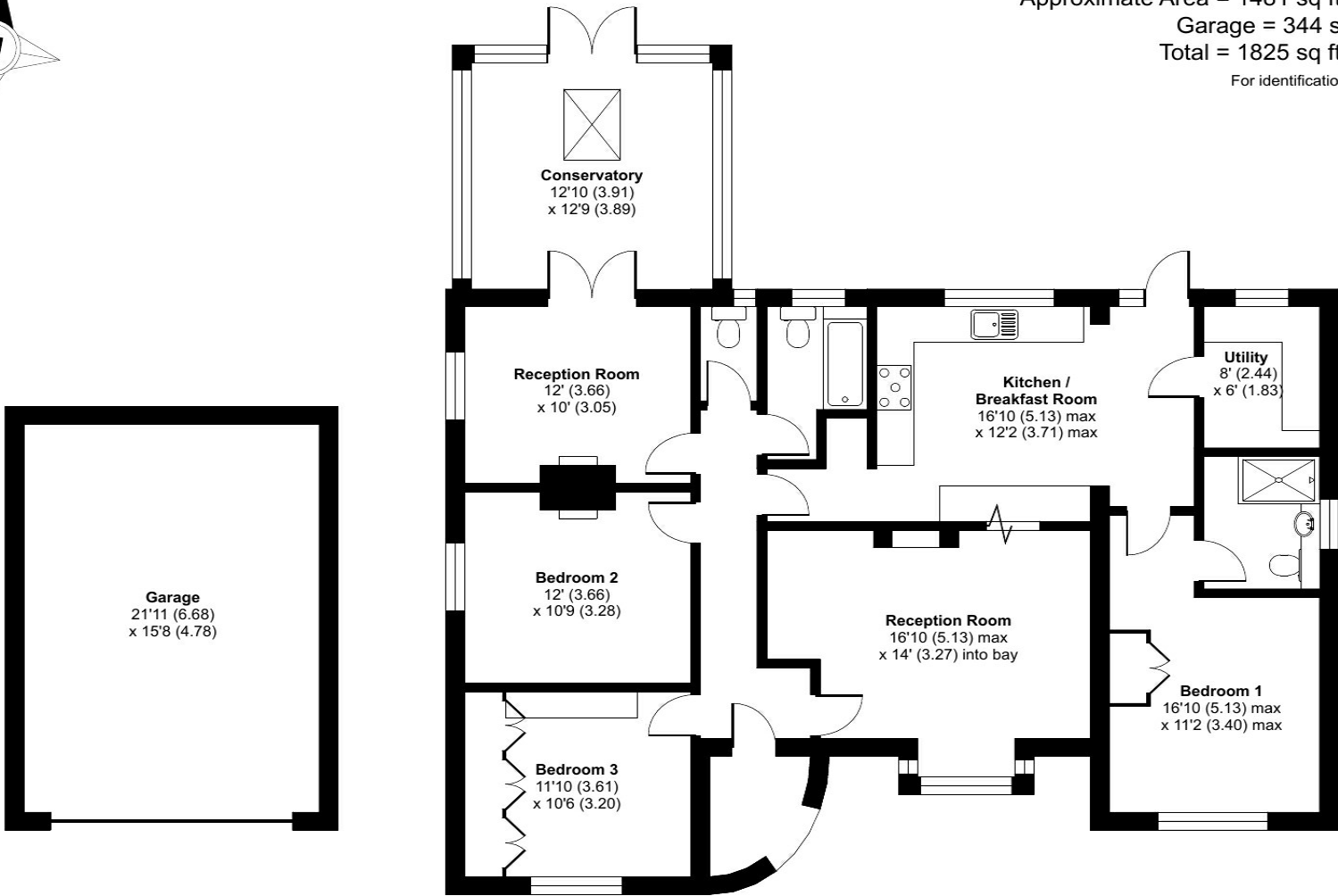
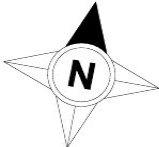




Windmill Lane, Alton, GU34

Approximate Area = 1481 sq ft / 137.5 sq m
 Garage = 344 sq ft / 32 sq m
 Total = 1825 sq ft / 169.5 sq m

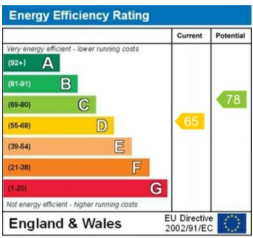
For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Warren Powell-Richards. REF: 1031068



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

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.