

# 6 Highridge

Alton, Hampshire, GU34 1QN

Price £695,000

wpr





## 6 Highridge

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Price £695,000 Freehold

- Walks & Ackender Wood nearby
- Access Basingstoke & M3
- High Street 0.8 mile
- Station (Waterloo line)

An immaculately presented 3/4 bedroom detached bungalow with views over open countryside from the garden.

- Lounge with log burner and French doors to the patio
- Kitchen/dining room with corner bi-fold doors to the garden
- 3 double bedrooms
- Study/bedroom 4
- 2 bathrooms
- Large hallway
- Garage & driveway parking
- Views to open countryside

### DESCRIPTION

This beautifully maintained bungalow has been well looked after by the current owners and offers plenty of space to every room. All rooms lead off of the large hallway with the living accommodation to the rear of the property with views over open countryside.

The fully fitted kitchen has a range of oak finish wall and base units with integrated appliances and Corian work surfaces leading into the sunny dining/living area with the added benefit of corner bi-fold doors opening onto the garden and patio area. The lounge is a good size and has a log burner together with French doors also leading onto the patio area and is light and airy. The 3 double bedrooms all have fitted wardrobes and offer plenty of light. The study has fitted furniture that could be removed to enable a 4th double bedroom if required.





There are 2 bathrooms, one with a bath and the other with a power shower and both have under floor heating and electric towel rails. Externally to the front is driveway parking for several cars leading to the garage with power and storage above. The private, enclosed garden wraps around the front, side and back of the bungalow and has a grass area together with patio and is well stocked with mature plants and raised beds. There is also side access to both sides of the property.

### LOCATION

Highridge, an elevated and much favoured residential road of mainly detached houses and bungalows of varying designs, lies on the western country outskirts of Alton, an historic old market town. Locally there are walks to Ackender Wood and Beech village beyond as well as an alternative pedestrian route to the town centre. The area also has The Butts, a green, The Butts Primary school and the source of the River Wey. Strategically placed within a network of 'access only' residential roads, the A339 and B3349 link with Basingstoke and the M3 Junction 5 respectively. There are High Street shops, Waitrose, M&S, Sainsbury's, and Aldi stores, a station (Waterloo line), library, further primary and 2 senior schools, Alton HSDC College, Alton School, churches, a museum, the Watercress Line, inns, fitness clubs and local facilities in the town. The outskirts provide a sports centre and 2 golf courses.

### DIRECTIONS

From the row of banks on High Street, Alton, turn up Market Street besides Boots, continuing ahead at the Market Square towards Basingstoke with Lenten Street becoming Basingstoke Road. At the Odiham Road mini roundabout, proceed ahead still towards Basingstoke. Then turn 1st left up Highridge. The property will be half way up on the right hand side.

### COUNCIL TAX

Band E - East Hampshire District Council

### SERVICES

All mains services



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### VIEWING

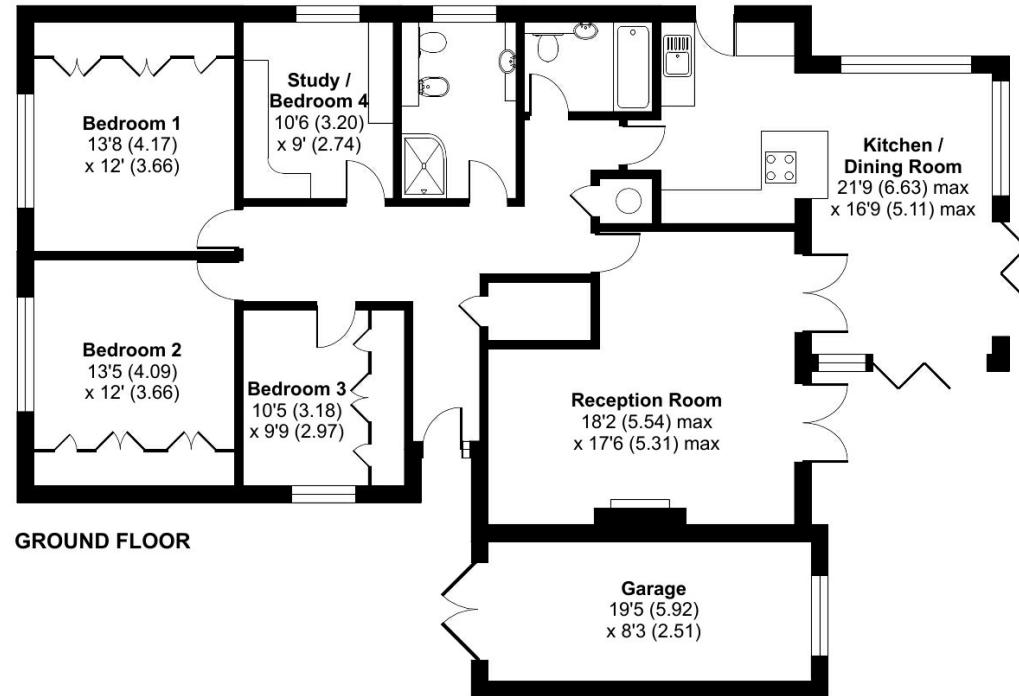
Strictly by prior appointment with Warren Powell-Richards



# Highridge, Alton, GU34

Approximate Area = 1650 sq ft / 153.2 sq m (includes garage)

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). © nitchcom 2024. Produced for Warren Powell-Richards. REF: 1073859

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		81
(81-91)	B		
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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