

August Cottage

Gosport Road, East Tisted, Alton, Hampshire, GU34 3QW

Price £775,000

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Price £775,000 Freehold

- A31 3.6 miles
- Alton Station (Waterloo) - 6.1 miles
- A3 7.9 miles
- Surrounded by miles of exquisite countryside

August Cottage forms part of a select 4 home development built and owned by our client since new in 2004. Each property enjoys an individual design but all present a lovely knapped flint fascia that instantly, blended with the local vernacular, and have subsequently been a much admired development.

- Formal lounge with fireplace
- Double aspect fully fitted kitchen
- Utility room
- 3 bedrooms
- 1 en-suite + family bathroom
- Dining hall
- Double garage
- Outstanding garden

DESCRIPTION

An individual detached family home with a fabulous garden situated within a private close which is set off the Gosport Road onto a communal gravel driveway which in turn gives access to a formal double garage with a parking courtyard. This unique property offers a degree of flexibility with a ground floor bedroom suite that can also be utilised as a reception area if required. The principal rooms take full advantage of the delightful flat garden which in turn backs directly on to farmland. The property also boasts park-like farmland views to the front.



LOCATION

Set in an admired private development on the edge of the favoured village of East Tisted as mentioned before, the external elevations have been carefully executed to fit in, and indeed compliment, the character of this delightful Hampshire village which is positioned in the South Downs National Park. Traditional village facilities include a village shop, cricket/recreation ground, church and hall. For enhanced town facilities, there is Alton, 5 miles and Petersfield, 8 miles, both situated on the A31 and A3 respectively providing trunk road access to London and the south coast.

DIRECTIONS

From Alton town centre, take The Butts Road out of town to the roundabout. Take the first exit off the roundabout to the next roundabout. Take the second exit of this roundabout and towards the entrance slip road to the A31. Take the A31 to Winchester leaving the A31 at the next roundabout and join the A32 Gosport Road. Drive through the village of Lower Farringdon and on towards East Tisted passing St. James' Church on the left hand side. The property will be found on the same side after about 100 yards.

SERVICES

Private shared septic tank, Calor gas, mains water and electricity.

COUNCIL TAX

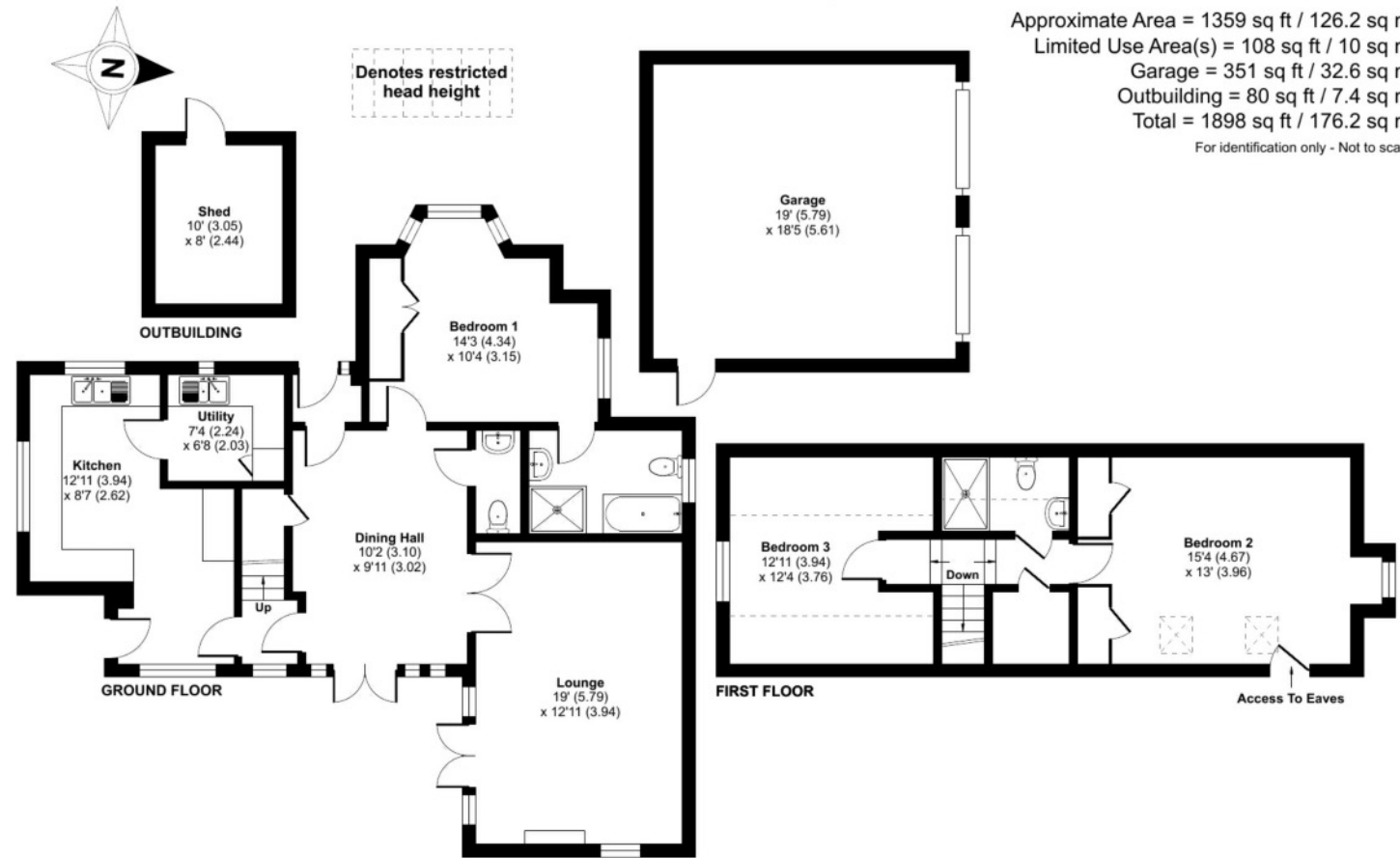
Band F - East Hampshire District Council.



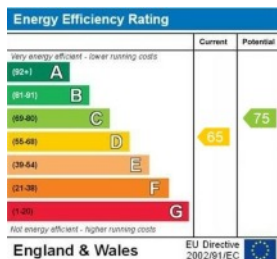


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Approximate Area = 1359 sq ft / 126.2 sq m
 Limited Use Area(s) = 108 sq ft / 10 sq m
 Garage = 351 sq ft / 32.6 sq m
 Outbuilding = 80 sq ft / 7.4 sq m
 Total = 1898 sq ft / 176.2 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1cheom 2024. Produced for Warren Powell-Richards. REF: 1090049



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