

wpr

14 King's Hill

Beech, Alton, Hampshire, GU34 4AL

Price £715,000



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Price £715,000 Freehold

- Village hall, recreation field, nursery and church nearby
- Alton high street within 2 miles
- Primary school at Bentworth
- Straightforward road access to Basingstoke and M3

A rare opportunity to purchase this well presented and spacious 3 double bedroom detached bungalow located in the popular village of Beech within easy access of Alton town centre and close to woodland walks.

- Large lounge/dining room with open fire & patio doors to the garden
- Kitchen/breakfast room
- 3 good sized double bedrooms
- Large entrance hall
- Bathroom & Shower room
- Utility room
- Double garage with front and side driveway
- Wraparound garden
- Close to woodland walks

DESCRIPTION

Set within a lovely secluded plot, a prestigious detached bungalow boasting a generous and flexible array of accommodation. All the principal rooms are accessed from the impressive and welcoming entrance hall. The property benefits from double glazing and gas central heating and very importantly fibre broadband. Also of significance is the gas Rayburn set in the stylish kitchen breakfast room. The open plan living/dining room is light and airy and has sliding patio doors providing a lovely view and access to the westerly portion of the garden. Worthy of note are the extensive fitted wardrobes to each of the 3 bedrooms.



The loft is fully boarded with natural light from a range of Velux windows and provides impressive storage. The private, enclosed garden wraps around the front, side and back of the bungalow and is mainly laid to lawn together with patio and is well stocked with mature plants and trees. There is also plenty of parking to the side and in front of the double garage. Bungalows of this calibre are rare and we therefore highly recommend a viewing.

LOCATION

Beech lies immediately to the West of Alton and has unrivalled access to the town, Basingstoke and the M3. The village has an active social calendar, village hall and Montessori nursery, St Peter's Church and in nearby Bentworth, a C of E Primary School and the Sun Inn. For the rail commuter, Alton links with London Waterloo - minimum journey time 67 minutes. In Jane Austen country, Alton has open air markets, individual shops, M&S, Iceland, Waitrose, Sainsbury's, Aldi & Lidl stores, senior schools, the Alton School, sports centre, fitness clubs and two golf courses. The area is renowned for being walker and biker friendly.

DIRECTIONS

Leave Alton on the A339 Basingstoke Road. Upon entering open countryside, turn left signposted Beech and Medstead., continue on this road, Medstead Road, for 1.4 miles, passing Bushy Leaze Wood on the left and when starting to ascend Kings Hill, take the second turning on the right on the bend and the property is immediately on the right hand side.

SERVICES

Gas central heating, mains electricity, septic tank drainage and mains water.

COUNCIL TAX

Band F - East Hampshire District Council.



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VIEWING

Strictly by prior appointment with Warren Powell-Richards





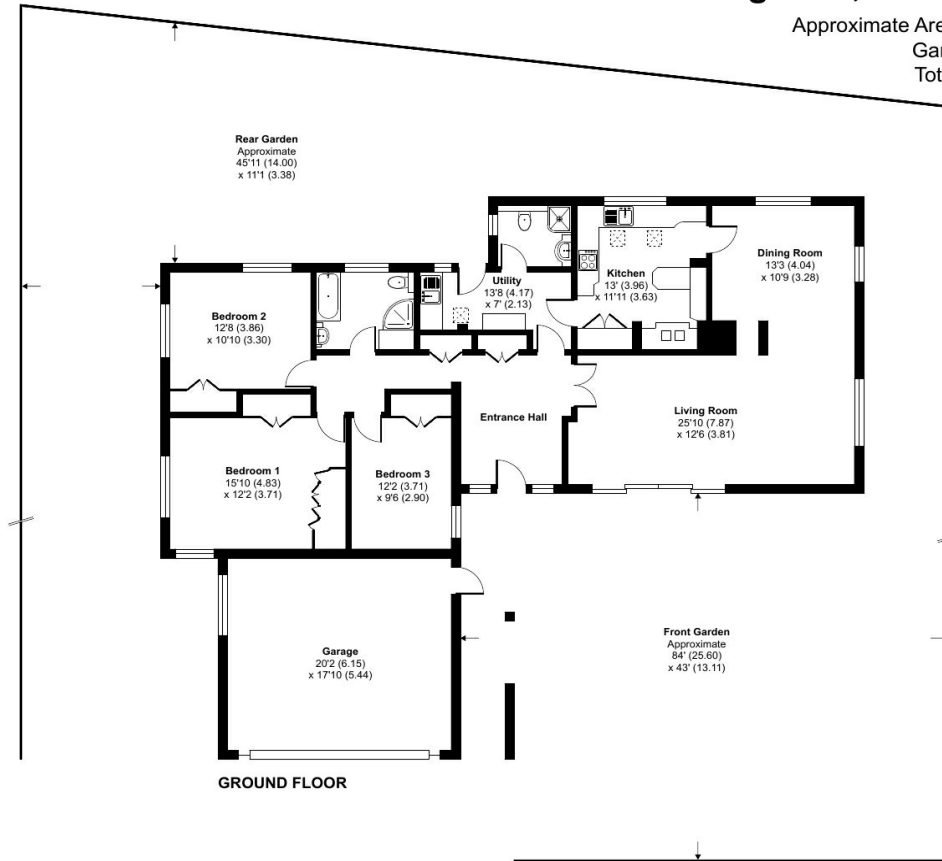
Kings Hill, Beech, Alton, GU34

Approximate Area = 1563 sq ft / 145.2 sq m

Garage = 360 sq ft / 33.4 sq m

Total = 1923 sq ft / 178.6 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). © nchecom 2024. Produced for Warren Powell-Richards. REF: 1093512

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		80
(81-91)	B		
(69-80)	C		
(55-68)	D	65	
(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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