

# 7 Will Hall Close

Alton, Hampshire, GU34 1QP

Price £580,000

wpr



## 7 Will Hall Close

Alton, Hampshire, GU34 1QP

Price £580,000 Freehold

- Ackender Wood nearby
- High Street 1 mile
- Easy access to Basingstoke & M3
- No through road

A beautifully proportioned 3 double bedroom detached bungalow with a colourful south easterly facing rear garden and conservatory in a gently elevated cul-de-sac with rooftop country views

- Large twin aspect lounge
- Dining room/bedroom 3
- Kitchen/breakfast room
- Bathroom & central hall
- Garage + 2/3 car drive
- Gardens - minimum 49' x 45' rear

### DESCRIPTION

Designed to make the maximum use of the generous sized available space and both the sunny rear aspect and views to the front, the bungalow was built in the mid 1960s and has a conservatory addition within the last decade still with scope for further extension if required subject to the necessary consents. Facilities include a gas heating system with thermostatically controlled radiators served by a Potterton Profile boiler, double glazing with the majority of the windows being of a hardwood tilt-and-turn design, the balance being uPVC, and solar panels to supplement the hot water supply. There is also scope for cosmetic enhancement.

The 2 main bedrooms and conservatory enjoy the delightful aspect over the lawned rear garden with its specimen shrubs and small trees, pond, patio, 2 sheds (largest 10' x 8'), greenhouse 8' x 6', tap and water butt also with a rooftop view to Hungry Copse and open fields. A side path with a bin storage area leads to the front lawn.



The interior includes a tiled fireplace with a coal effect gas fire, several wall light points, an integrated split level electric double oven, gas hob and hood to the kitchen with space for a washing machine and fridge/freezer, fitted wardrobes to both the main bedrooms, and a fitted fold down wooden ladder and light to the loft.

### LOCATION

Will Hall Close is a small well regarded no-through road with a close relationship to the neighbouring North Downs countryside and is strategically placed for road routes to Basingstoke, the M3 and the A31 Guildford-Winchester axis. Consisting of mainly detached properties and bungalows, the close is within the favoured Highridge residential area with Ackender Wood, The Butts Primary School and historic green and the sports centre in this western area of Alton. Will Hall Close lies within 1 mile of Alton's Georgian influenced High Street with its range of varied shops, M&S and Iceland stores, restaurants and inns, and its adjacent Market Square, Sainsbury's, station (Waterloo line), Waitrose, Aldi and Wickes stores, churches and library. Proud of its market town, Civil War and Jane Austen influenced history, walker-friendly Alton has an intricate network of town and water meadow footpaths together with several schools, Alton FE College and two golf courses.

### DIRECTIONS

From the row of banks on High Street, Alton, turn alongside Boots The Chemist up Market Street. Continue ahead towards Basingstoke as Lenten Street and then Basingstoke Road. At the Odiham Road mini-roundabout, proceed ahead still on Basingstoke Road. Then turn 2nd left into Will Hall Close. At the T-junction, the bungalow is just ahead to the left.

### SERVICES

All mains services.

### COUNCIL TAX

Band E - East Hampshire District Council.



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

### VIEWING

Strictly by prior appointment with Warren Powell-Richards





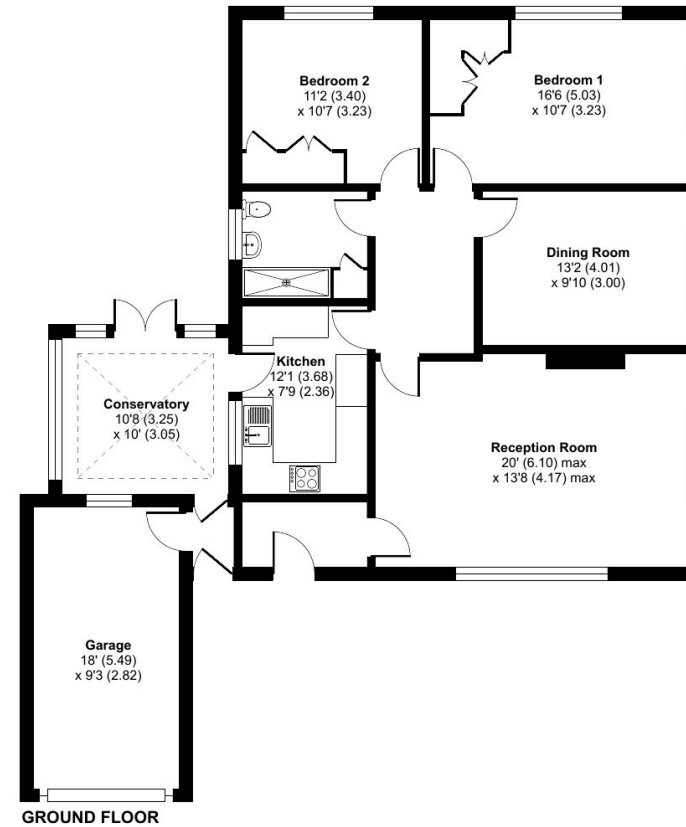
# Will Hall Close, Alton, GU34

Approximate Area = 1127 sq ft / 104.7 sq m

Garage = 168 sq ft / 15.6 sq m

Total = 1295 sq ft / 120.3 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). © nlichecom 2024. Produced for Warren Powell-Richards. REF: 1106440

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.