

30 Highridge
Alton, Hampshire, GU34 1QW

Price £595,000

wpr



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Price £595,000 Freehold

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

A charming detached bungalow dating from the 1930's with stunning views over countryside offering an opportunity to update and extend (STPP). No onward chain.

- Large living/dining room
- Kitchen
- 3 bedrooms plus attic rooms
- Bathroom
- Entrance hall
- Stunning established gardens
- Garage & driveway parking
- Views to open countryside



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. Turn right at the 'T' junction where the bungalow will be 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



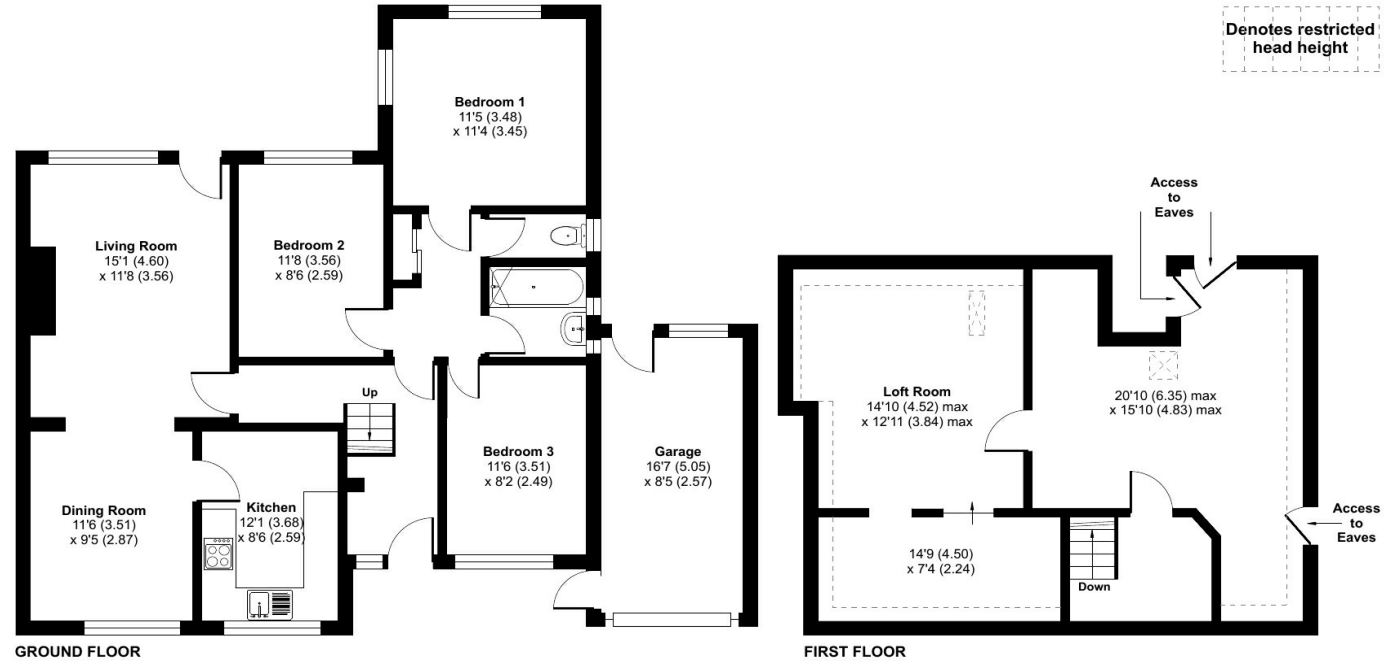


Highridge, Alton, GU34

Approximate Area = 1469 sq ft / 136.4 sq m
 Limited Use Area(s) = 66 sq ft / 6.1 sq m
 Garage = 139 sq ft / 12.9 sq m
 Total = 1674 sq ft / 155.4 sq m

For identification only - Not to scale

Denotes restricted head height



RICS Certified Property Measurer Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlchecom 2024. Produced for Warren Powell-Richards. REF: 1111658

Energy Efficiency Rating	
Current	Potential
<p>Very energy efficient - lower running costs</p> <p>A (85-91)</p> <p>B (69-84)</p> <p>C (54-68)</p> <p>D (39-53)</p> <p>E (21-38)</p> <p>F (9-20)</p> <p>G (1-8)</p> <p>Not energy efficient - higher running costs</p>	
	74
	42
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	

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