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1 Curlews

Alton, Hampshire, GU34 2LG

Price £750,000





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Price £750,000 Freehold

- Alton Station 1.2 mile, less on foot
- Market Square 1.5 mile
- A31 junction 1.4 mile
- Many country walks nearby

An outstanding 5 bedroom detached house notable for both scale and outstanding presentation levels incorporating separate annexe accommodation

Main house:

- 4 bedrooms with en-suite bath/showers
- Superb sitting room
- Formal dining room
- Outstanding kitchen/breakfast room with island
- Impressive entrance hall
- Utility room
- Huge family room 26' x 24'

Annexe:

- Independently accessed 23' kitchen/sitting/dining room
- Bedroom with en-suite shower room

Outside:

- Excellent well tended and enclosed rear garden, formal paved front garden for parking and access.



DESCRIPTION

The accommodation is well considered and offers two distinct enhancements on the original house. The first being a self contained independently accessed ground floor annexe offering either complete privacy or full integration depending on specific requirements. The other is a vast family room, carefully constructed to take full advantage of the gardens. The room could also be used for home office space due to the size and shape if required. This property lends itself perfectly to multi-generational living or indeed somebody who just needs over 3000 square of beautifully presented accommodation.

The flexible accommodation is accessed via a formal impressive entrance hall which leads to the principle rooms. Further accommodation comprises four bedrooms all with en-suites, a fabulous sitting room, formal dining room, an outstanding kitchen/ breakfast room and a fabulous family room. In addition, the annexe provides an en-suite bedroom and an excellent kitchen/sitting room.

Outside the property there is a well tended enclosed family garden. There is a dual patio area at the rear as well as a decking area. The front is entirely paved providing parking for multiple vehicles.





LOCATION

The property is set at the mouth of a highly prized residential close on the favoured northern outskirts of Alton. This location offers the best of both worlds as the busy vibrant town centre of Alton is within a mile yet stunning country walks and a beautiful rural atmosphere is on the doorstep. The location benefits from rural footpaths, fields and open space and is strategically placed for road routes including access to Basingstoke, the M3 and the national motorway network.

Alton is steeped in English Civil War and Jane Austen history, and provides individual and multiple High Street shops, such as M&S, Sainsbury's, Iceland and Waitrose, weekly specialist market events, trains to London Waterloo in a minimum journey time of around 67 minutes, senior and primary schools, HSDC Alton College and a programme of summer events in the public gardens. There is also a sports centre, fitness clubs and two golf courses on the outskirts. A growing feature of Alton's shopping landscape is the retail park which now has stores such as Lidl, Aldi, Home Bargains, Wickes and Pets At Home.

DIRECTIONS

From the Queen Elizabeth roundabout at the northern end of the High Street proceed towards the town centre along the High Street. Take the 2nd exit off the next roundabout into Church Street. Take the 2nd exit of the next roundabout whilst staying on Church Street. Continue up the hill into the Old Odiham Road. Approaching the top of the hill turn right into Gilbert White Way. Take the 6th turning on the right into Curlews where the property can be found immediately on the left.

SERVICES

Gas fired central heating and mains drainage.

COUNCIL TAX

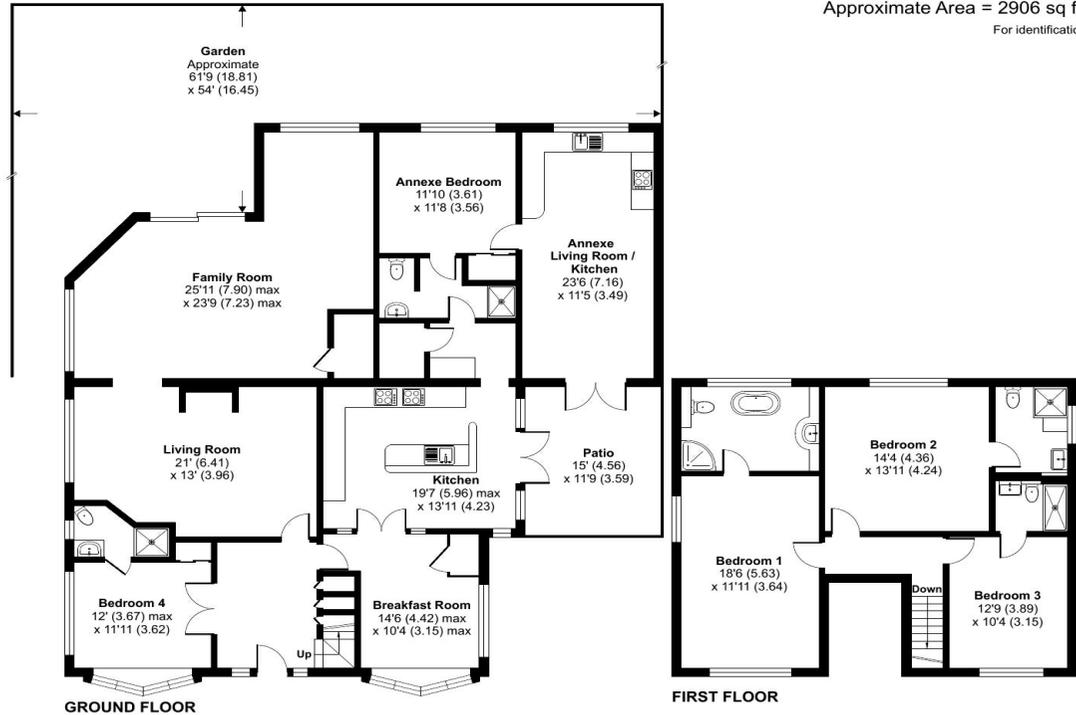
Band G - East Hampshire District Council.



VIEWING

Strictly by prior appointment with Warren Powell-Richards





Curlews, Alton, GU34
 Approximate Area = 2906 sq ft / 269.9 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). © nichcom 2024. Produced for Warren Powell-Richards. REF: 1136742

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | 85 | 93 |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (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

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