

# 5 New Barn Lane

Alton, Hampshire, GU34 2RU

Price Guide £1,100,000

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## 5 New Barn Lane

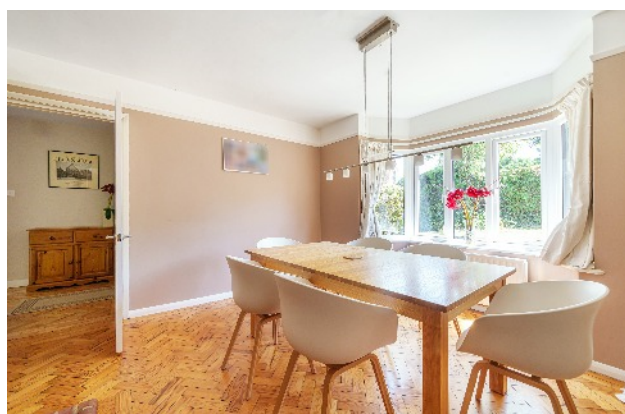
Alton, Hampshire, GU34 2RU

Price Guide £1,100,000 Freehold

- Direct access to country walks
- 0.7 miles to Alton train station
- Farnham within 10 miles
- The Butts primary school within 1 mile
- High energy efficiency

An impressive detached 5 double bedroom property with far reaching views over Alton and countryside beyond, located in a prime location within walking distance of the town centre.

- 5 double bedrooms
- Large living room with wood burner
- Kitchen/dining room
- Study with separate entrance
- Family room & snug
- Utility room & downstairs cloakroom
- Family bathroom & 3 en-suites
- Garage & workshop
- Large landscaped gardens
- Views over countryside
- Driveway for several vehicles
- Large loft with potential for conversion (STPP)



## DESCRIPTION

This individual detached house dates back to the 1950's and has been extensively updated and extended by the current owner. The ground floor offers flexible accommodation with a number of reception rooms which could be used in various ways depending on family needs. The large living area as well as the kitchen/dining room open directly out onto the decked area of the rear garden which is perfect for entertaining whilst enjoying the views. All 5 bedrooms are doubles, the main bedroom benefiting from a Juliet balcony overlooking the gardens. Further benefits of this outstanding family home are under floor heating, gas central heating (boiler installed 2021), solar panels, water softener and an electric car charger.

## LOCATION

Set on the early part of New Barn Lane, an unmade road approached by Mount Pleasant Road, the much favoured neighbourhood consists of lower density and more individual housing dating from around the 1930's. There is a network of footpaths leading across the town and also to Alton Station (Waterloo line - commuter rail service minimum 67 minutes) and to the open countryside of Windmill Hill. Occupying an elevated setting to the south of Alton's historic town centre, the road descends to the High Street which provides multiple shops, M&S, Boots and Iceland stores, restaurants, hotels and inns, a Tuesday weekly traditional market, specialist events and an in-town Sainsbury's. There are primary and senior schools, HSDC Alton College, further stores such as Waitrose, Lidl & Aldi, cultural facilities, a sports centre and 2 golf courses on the outskirts. Local landmarks include Jane Austen's Chawton, Gilbert White's Selborne, and further historic connections with the English Civil War, Sweet Fanny Adams, and both Roman and Saxon times.





### DIRECTIONS

From the M&S at the western end of the High Street, Alton, proceed away from the town on High Street towards Butts Road but turn first left into Mount Pleasant Road. Continue to the top passing over the Watercress line railway bridge. Then turn first left into New Barn Lane. The property is on the left hand side.

### SERVICES

All mains services

### COUNCIL TAX

Band E - East Hampshire District Council.





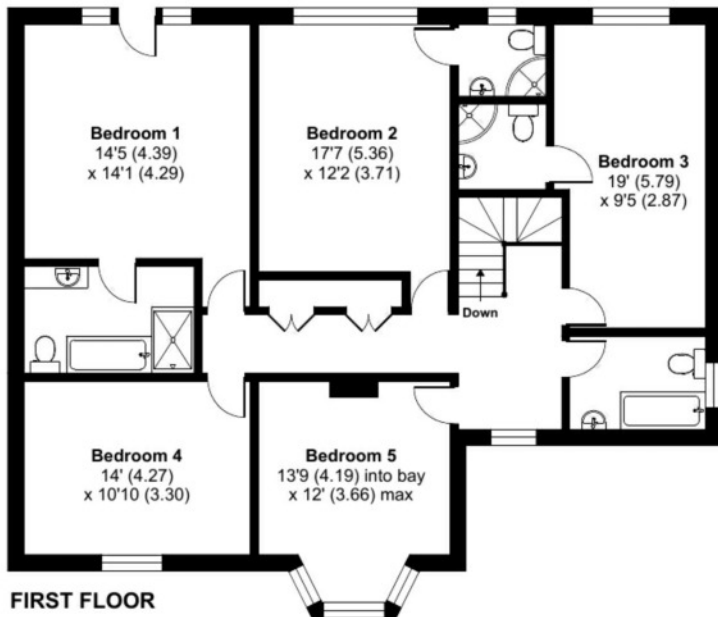
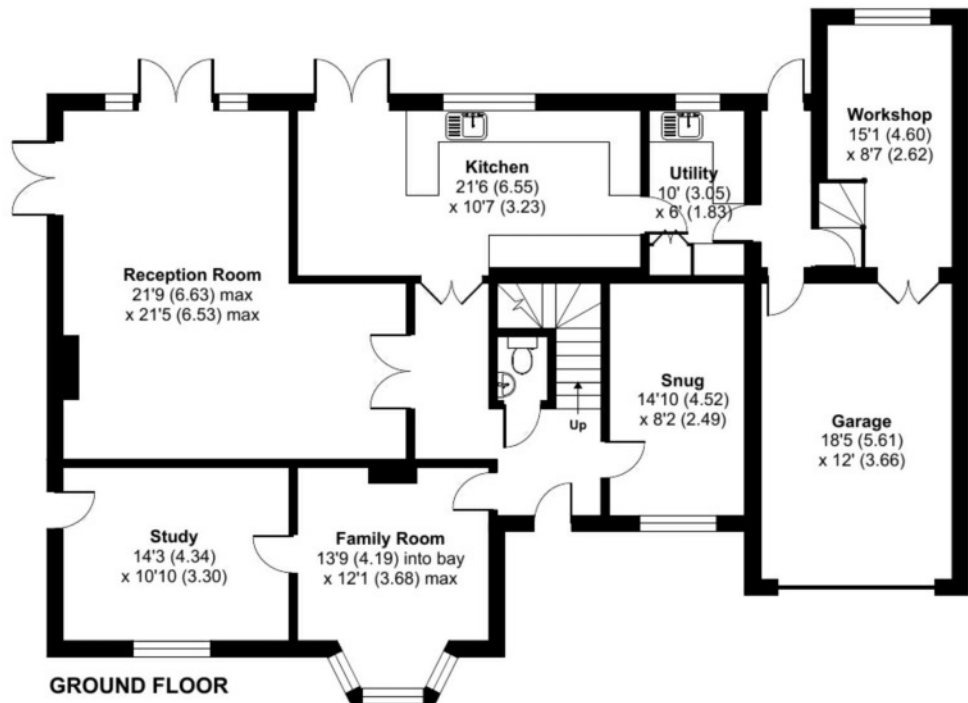
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Approximate Area = 2612 sq ft / 242.6 sq m

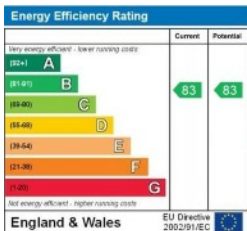
Garage / Workshop = 393 sq ft / 36.6 sq m

Total = 3005 sq ft / 279.2 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). © nlcocom 2024. Produced for Warren Powell-Richards. REF: 1150671



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