

17 Highridge

Alton, Hampshire, GU34 1QW

Price £780,000

wpr



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Price £780,000 Freehold

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

Originally a late 1950's built detached house that has more recently been greatly enhanced to offer a fabulous family home.

- Principal bedroom with en-suite shower room
- 4 further bedrooms
- Family bathroom
- Formal sitting room
- Breathtaking kitchen/dining/family room
- Utility room
- Welcoming entrance hall, stairs & landing
- Downstairs cloakroom
- Integral garage with electric door
- Enclosed front garden with driveway parking
- Superb full width entertaining patio
- Delightful enclosed rear garden with south easterly orientation
- Solar panels

DESCRIPTION

Most notably the property features an outstanding 29' x 21' kitchen/dining/family room which takes full advantage of the rear garden through bi-fold doors. Also of note are the solar panels which provide electricity and hot water. The property boasts an integral garage which would lend itself to the possibility of further ground floor accommodation should it be needed, of course subject to the normal consents. Due to the elevated nature of this favoured residential position the property boasts an outstanding panoramic view over rooftops and beyond to the North Downs and includes Hungry Copse and Brick Kiln Lane.



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 beside 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. At the T junction, turn left where the house is immediately on the right.

COUNCIL TAX

Band E - East Hampshire District Council

SERVICES

All mains services

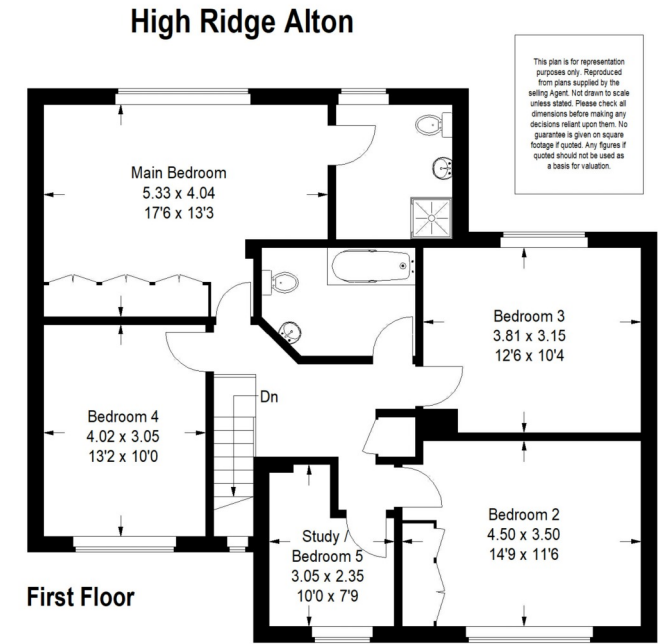
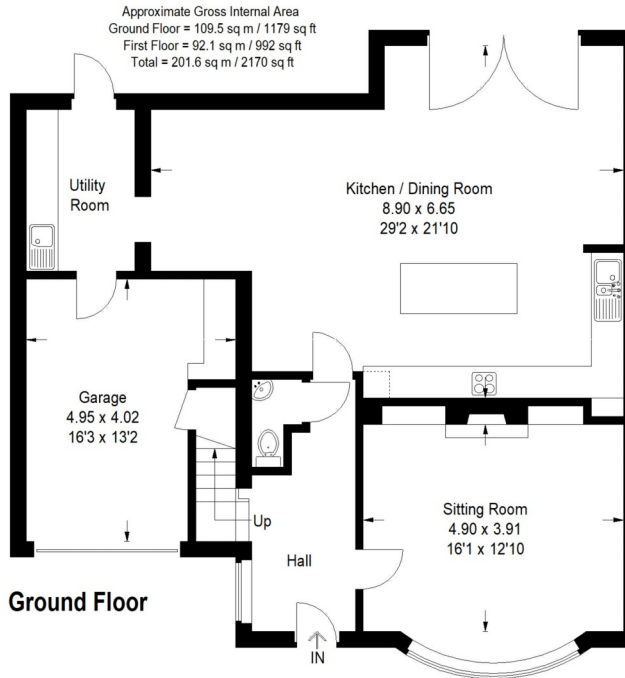


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VIEWING

Strictly by prior appointment with Warren Powell-Richards





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(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		69	81
EU Directive 2002/91/EC			

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