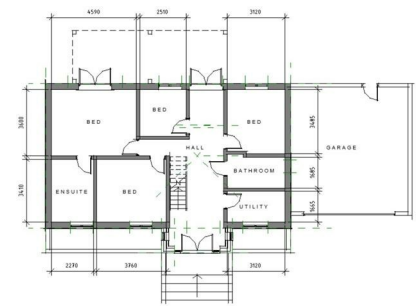
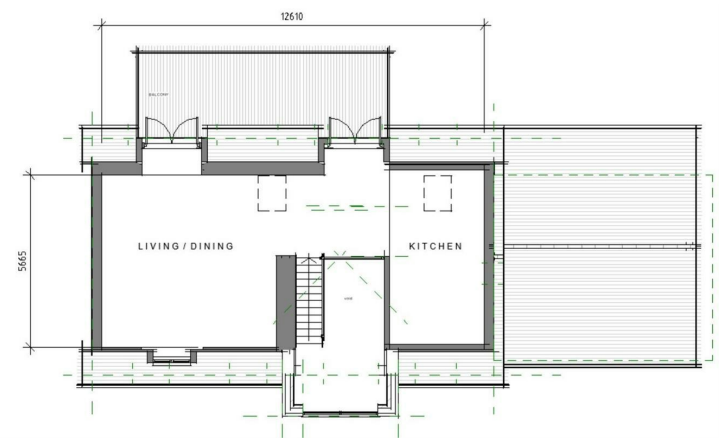
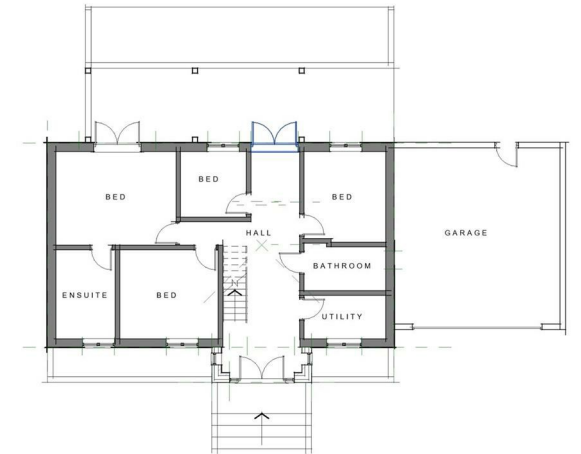




Shalden Green Road, Shalden, Alton, GU34 4DT

£1,500,000 - Freehold



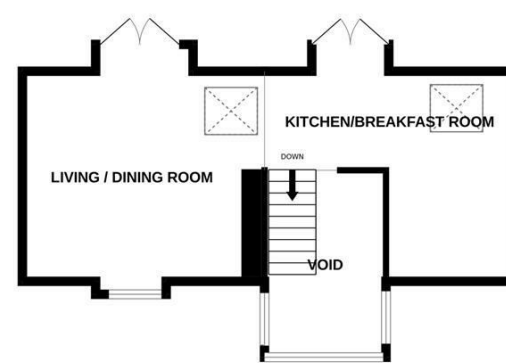
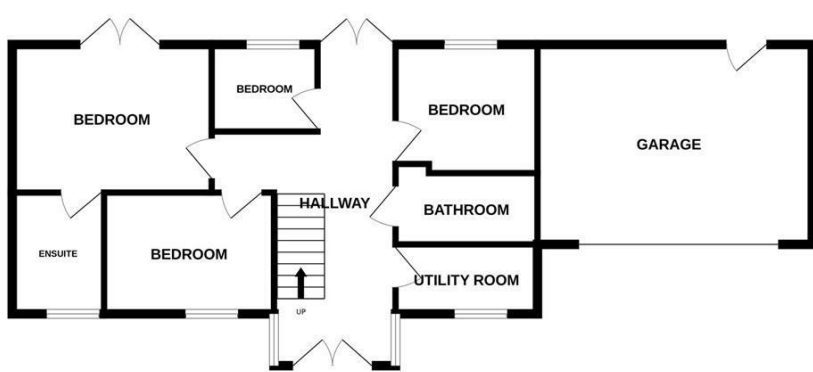
Sunacres Cottage is a property that has been extended and being refurbished to a high specification and set in a stunning location. The property to the first floor enjoys a light and airy landing, triple aspect living/dining room and fully fitted kitchen breakfast room. The ground floor boasts a spacious light and airy entrance hall leading to 4 bedrooms and 2 bathrooms. Outside the property is approached via gravel drive. Situated in a generous plot with a large patioed terrace, along with a detached building currently used for storage which ultimately could be converted into a separate annex (stpp). Specifications are subject to change along with indicative plans as shown.

## Key Points and Features

- Spacious Entrance Hall
- Living/Dining Room
- Heating via Air Source Heat Pump
- 4 Bedrooms
- Kitchen Breakfast Room
- Garage & Out Building
- 2 Bathrooms
- Double Glazed
- Stunning Views

GROUND FLOOR

1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Location

Sunacres Cottage is located off a private road in Shalden, a small rural village in east Hampshire about 2-3 miles northwest of Alton and near Bentworth sitting just off the A339.

## Specification on Completion

Karndean flooring to ground and first floor apart from bathrooms which are tiled  
Utility Room newly fitted with a range of cupboards and quartz worktop  
Downstairs bathroom with its newly fitted bath, separate shower, wc, towel rail with fully tiled walls and floors.  
Bedroom 1 has patio doors leading to an large patio with far reaching views over farmland along with luxurious bathroom comprising a raised free standing bath, separate shower cubicle, wc. The walls and floors are fully tiled and the walls incorporate feature led lighting  
Bedroom 3 has extensive range of built in wardrobes  
Rising to the first floor will be an oak staircase with glass balustrade.

The kitchen area has newly installed cabinets with quartz worktops incorporating built in appliances, Samsung dishwasher, Induction hob, fridge freezer. There are also feature built in Samsung oven and separate microwave. The living area is triple aspect and to the rear a set of patio doors opening to the generous balcony area with stunning views over open farm land  
Radiator heating throughout is via a newly installed air source heat pump  
A new alarm system incorporates cameras and window sensors  
There is also a detached building currently used as storage which ultimately could be converted into a separate annexe, subject to the relevant planning permissions. SAP Rating 80c. Environmental 78c

## Viewing

Please do not visit the site without prior arrangement. Viewings are to be arranged via Barons Estate Agents.

## Extra Services

Barons Estate Agents will recommend the services of other businesses and may receive a referral fee in some instances where a buyer or seller uses the services of that company.