



Selbon

Residential sales & lettings

Powntley Copse, Alton,
Hampshire, GU34 4DL

Offers over £825,000 Freehold



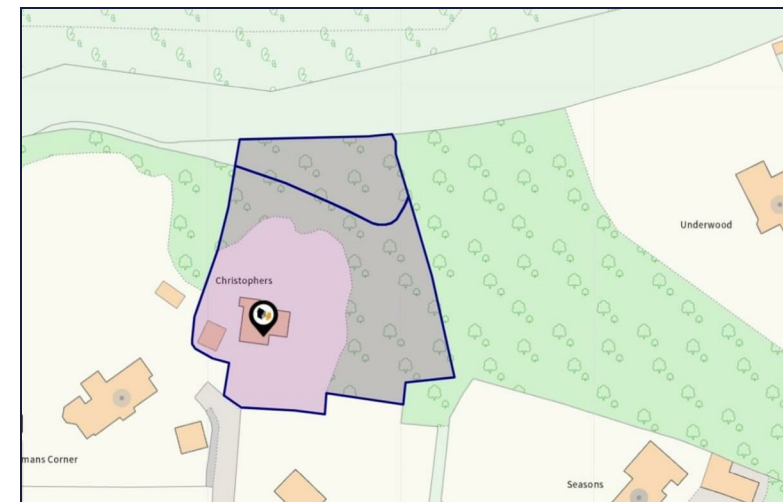
01252 979300
Selbonproperty.co.uk

- No Onward Chain
- Sought after Location
- Detached Double Garage with One Bedroom Annexe Above
- First Time to the market in over 40 years
- Ample Parking
- Scope to Extend
- Private Road
- Just Under an Acre Plot
- Three Reception Rooms
- Wonderful Views

Selbon Estate Agents are delighted to offer to the market this two-bedroom detached home which is situated within the sought after area of Powntley Copse. Offered to the market for the first time in 40 years, benefits to this property include a plot which measures just under one acre, scope to extend STPP, ample driveway parking with a detached double garage with a one-bedroom annexe above and no onward chain.

Accommodation comprises of a spacious entrance hall which sets the scene for exploring this property. Within the entrance hall you have a downstairs shower room which could be changed into an office. The light and airy living/dining room offers stunning views over the rear and side gardens. Steps from the dining room lead into the living room which offers a brick fireplace and access to the rear garden. Within the dining room you have access to the study which is currently used as an extra bedroom. The kitchen/breakfast room has been finished to a high standard and offers space for a range of appliances including dishwasher, oven, hob, washing machine and ample storage. The breakfast area is located at the end of the kitchen with wonderful views and access to the walk-in pantry and utility room. The accommodation is finished with the downstairs W.C.

On the first floor the property offers two generous bedrooms with each room offering built in wardrobes and beautiful views across the gardens and countryside. The main bedroom offers a bonus dressing/study area and has a wonderful dual aspect feel. The accommodation is finished with a separate toilet and the family bathroom which offers sink, toilet and bath.







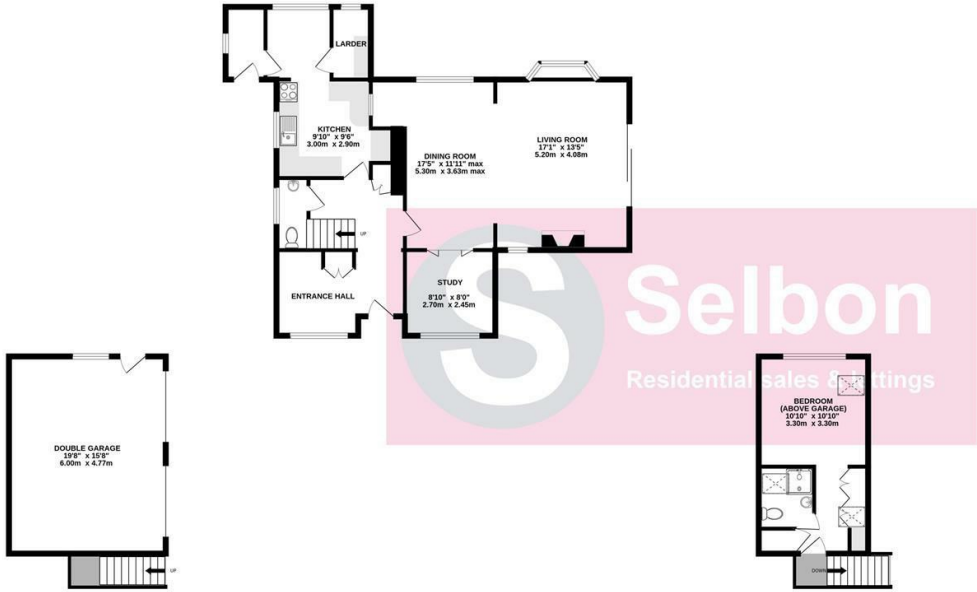




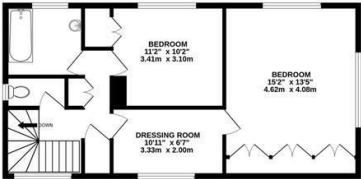


Floor Plans

GROUND FLOOR
1185 sq.ft. (110.1 sq.m.) approx.



1ST FLOOR
812 sq.ft. (75.4 sq.m.) approx.

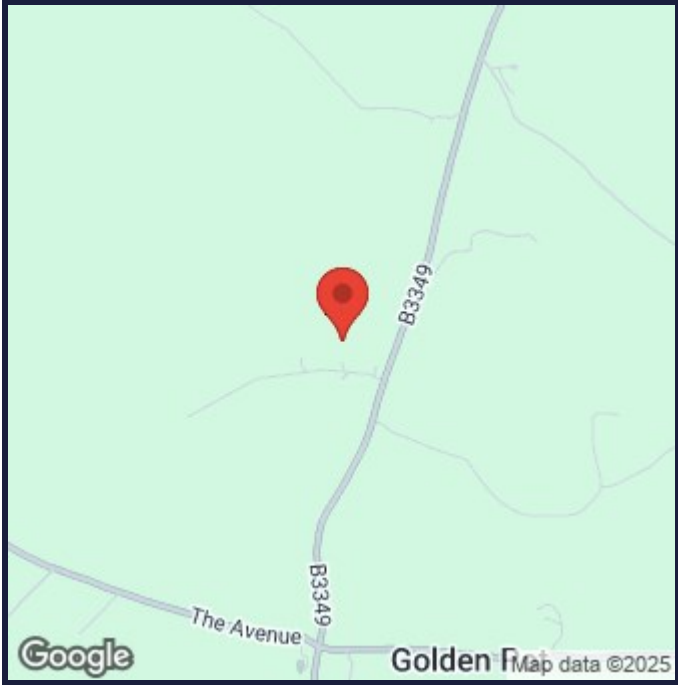


TOTAL FLOOR AREA : 1997 sq.ft. (185.5 sq.m.) approx.

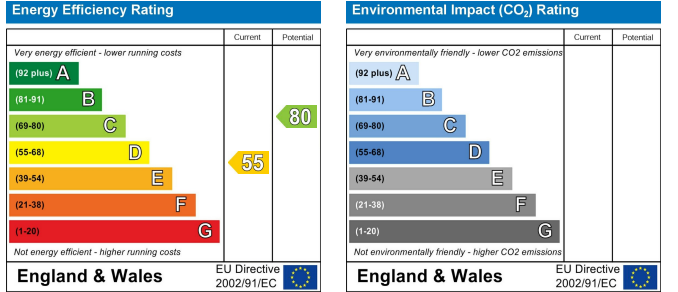
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Area Map



Energy Performance Graph



Viewing

For further information on this property or to arrange a viewing please contact Selbon Estate Agents on 01252 979300

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Council Tax Band: F