3 Berehurst, Borovere Lane, Alton, Hampshire, GU34 1PA

A spacious, two-bedroom, mid-terrace cottage overlooking beautiful courtyard gardens and within walking distance of local shops.

Cognatum PROPERTY

Entrance Hall

Sitting Room

Open plan Kitchen /Dining room

Two Double Bedrooms

Bathroom

Shower Room

Patio garden

Garage

999yr Lease (from 1984)

No Ground Rent

60+ Age Covenant.

The Property

3 Berehurst is a spacious two bedroom mid terrace cottage situated on the beautiful Berehurst estate where residents enjoy exclusive use of the swimming pool and tennis court.

Upon entering the property you are welcomed into a light and bright hallway which leads to the useful downstairs W/C complete with shower and under stairs storage cupboard. The airy sitting room features a freestanding electric fireplace.

The open plan kitchen and dining room offers an ideal space for entertaining. Fully refitted in 2021, the modern kitchen, provides plenty of storage space and integrated oven, hob and dishwasher plus space for a freestanding washing machine and Monarch water softener.

The dining room leads through to the conservatory, a great space for relaxing in and looking out over the rear patio garden.

Upstairs the property has two double bedrooms both with built in storage and a contemporary family bathroom.

The property has a Fischer electric heating and water system installed in 2025 and double glazing throughout. There is also a boarded loft, with light accessed via a folding ladder which provides useful extra storage.

A single garage, with light and power, is located in a block nearby.

Guide Price: £385,000 (Leasehold)

Directions to Berehurst, Borovere Lane

From the A31 southwest of Alton take the A339 to the town centre. At the mini roundabout and immediately before the railway bridge turn right into Butts Road passing Butts Green on your left.

Take the next turning right into Borovere Lane passing Archery Rise on your right and after passing Vicarage Road on your left take the next turning right into Berehurst.

Please Note: Upon resale of the property, Cognatum Estates management company charge £500 plus VAT for the leasehold pack, payable by the vendor.

For viewings please call the Estate Manager on 01420 768572 or 07384 112 719 (Mon-Fri 9am-5pm)

Sitting Room

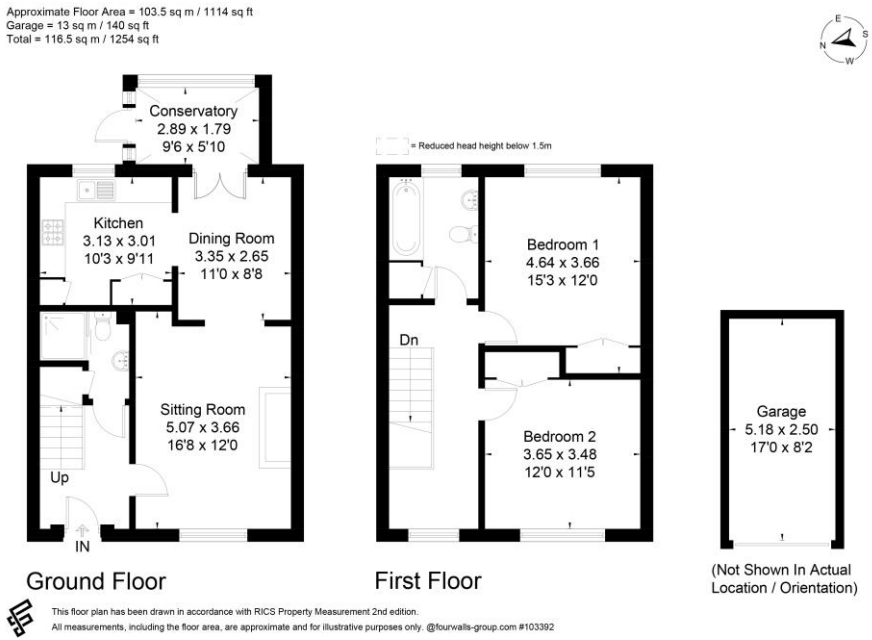
Dining Room

Kitchen

Bedroom 1

Bedroom 2

Bathroom



Rear

Approximate Gross Internals: 103.5 m² / 1114 ft² **Service Charge: £8479 pa** **Energy Performance Rating:E** **Council Tax Band: F**

These particulars are intended to give a fair description of the property for the guidance of interested parties. They do not constitute any part of an offer or contract. All descriptions, dimensions, distances, orientations, reference to condition and necessary permissions for use and occupation and other statements are given in good faith; interested parties must satisfy themselves on the correctness of each element. The services provided have not been tested by the Agents. No person in the employment of the vendor's Agents has any authority to make or give any representations or warranties whatsoever in relation to this property nor to enter into any contract on behalf of the vendor. Photographs may show general view of retirement estate.

Berehurst

No more than a third of a mile from the centre of Alton, Berehurst offers a mix of spacious two and three-bedroom cottages, apartments and bungalows, set around two courtyards landscaped with lawns, herbaceous borders and shrubs. The four acres of grounds beyond, bordered by a restored steam railway, are home to an all-weather tennis court and swimming pavilion with changing rooms.

Alton is an historic town with many fine buildings, dating from its days as a coaching route. Today it is a bustling centre with a good range of leisure facilities, shops and supermarkets, including Waitrose and Marks & Spencer. Transport links are good, with a mainline station in the town. Opportunities to walk abound, with the beautiful beech woods of Selborne Common and the whole of the South Downs right on your doorstep and the estate itself offering fine views over the town and surrounding countryside. The area is also home to a number of interesting museums and galleries, in addition to the houses once lived in by authoress Jane Austen and the ornithologist Gilbert White.

Cognatum Estates Limited maintains, repairs and insures all the buildings, arranges the window cleaning and refuse collection and tends to the gardens and grounds. There is a personal alarm system in every property and Resident Estate Managers are available to provide support and a helping hand when needed. The cost of providing the services is shared equally between all properties.

Services and Amenities at a Glance

26 PROPERTIES BUILT 1992

4 ACRES

RESIDENT ESTATE MANAGER

GARDENER

SWIMMING POOL

TENNIS COURT

The central courtyard gardens

Alton High Street

Watercress line

Jane Austen's House

Cognatum Property Limited, Pipe House,
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Cognatum PROPERTY

RETIREMENT IS OPTIONAL

Cognatum Estates is a not-for-profit company, limited by guarantee, which provides management services exclusively for its private estates. All Cognatum properties are sold on long leases with no ground rents and no restrictions on owning a property, except that one resident must meet the minimum age covenant for the development.

The Property Ombudsman