



London Road, Holybourne, Alton GU34 4EY **Guide Price £330,000**

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New to the market is this hidden gem—a beautifully presented two-bedroom ground floor maisonette, nestled in the heart of the highly sought-after village of Holybourne. Finished to an excellent standard throughout, the property features a high-specification kitchen with integrated appliances and a luxurious bathroom, offering a home that is ready to move straight into. Outside, a low-maintenance rear courtyard style garden provides the perfect space to relax or entertain, while further benefits include two allocated parking spaces and a garage, offering excellent convenience and additional storage. Ideal for first-time buyers, downsizers, or those seeking a peaceful village lifestyle, this turnkey home presents a fantastic opportunity to enjoy stylish, low-maintenance living in one of the area's most desirable locations.

Holybourne is a charming village situated within a conservation area just north-east of the historic market town of Alton, combining the character of traditional village life with the convenience of excellent nearby amenities. The village offers an excellent range of everyday facilities, including a popular village pub, post office and convenience store, primary and infant school, Holy Rood Church overlooking the picturesque village duck pond, a village hall, theatre and recreational playing fields. Together, these amenities contribute to a welcoming and well-established community atmosphere.

Just a short distance away, Alton provides a comprehensive selection of shopping, leisure, and transport facilities. The mainline railway station offers direct services to London Waterloo, making the area particularly attractive to commuters. The town centre features an excellent mix of national and independent retailers, including Sainsbury's, M&S Foodhall, Boots, and Iceland, alongside a variety of cafés, restaurants, traditional pubs, and wine bars. An out-of-town retail park further enhances the town's appeal, with Aldi, Lidl, Wickes, and Pets at Home all conveniently close by. For commuters, Alton mainline station provides regular services to London Waterloo, whilst the A31 offers convenient access to Farnham, Guildford and the wider motorway network.

The surrounding Hampshire countryside provides an abundance of walking, cycling and outdoor pursuits, with the South Downs National Park close at hand, offering the perfect balance of peaceful village living and modern convenience, making it is an ideal location for first-time buyers, professionals, downsizers, and families seeking a well-connected home within an established and thriving community.

- 2 Bedrooms
- Living/Dining Room
- Kitchen with Integrated Appliances
- Newly Fitted Bathroom/Shower Room
- Low Maintenance Courtyard Style Garden
- Garage
- 2 Allocated Parking Spaces

Tenure: Share of Freehold

Lease (999 years - 1982)

Fees : Ask Agent





These particulars are provided for general guidance only and do not constitute an offer or contract. All descriptions, dimensions, floor plans and other details are given in good faith but should not be relied upon as statements of fact. Measurements are approximate and for illustrative purposes only. Prospective purchasers must satisfy themselves as to the accuracy of the information by inspection or by seeking independent advice.

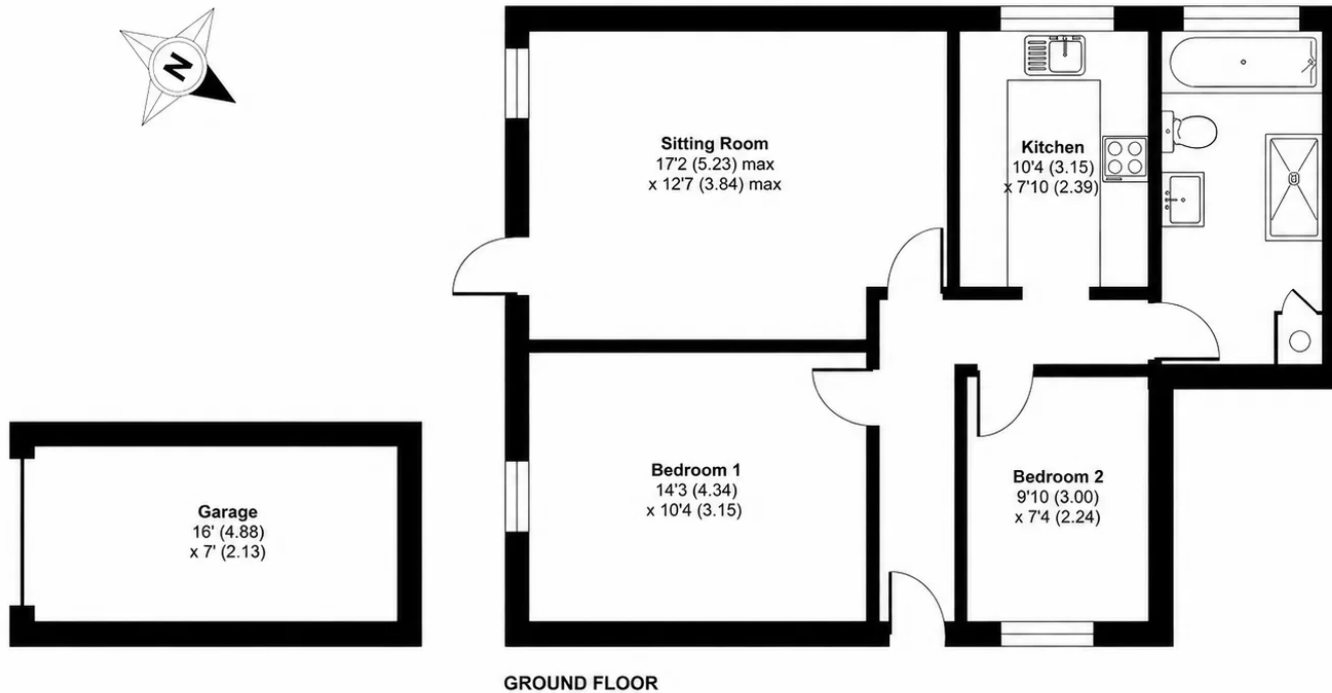
Wisteria Mews, London Road, Holybourne, GU34

Approximate Area = 714 sq ft / 66.3 sq m

Garage = 112 sq ft / 10.4 sq m

Total = 826 sq ft / 76.7 sq m

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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