



4 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.

Entrance Hall

Downstairs W/C

Sitting Room

Dining Room

Kitchen

Two Double Bedrooms

Upstairs Shower Room

Conservatory

Garage

999yr Lease (from 1984)

No Ground Rent

60+ Age Covenant.

The Property

4 Berehurst is a beautifully presented two bedroom mid terrace cottage situated on the picturesque Berehurst estate.

Upon entering the property you are welcomed into a light hallway leading through to both the useful downstairs cloakroom and through to the open plan sitting and dining room. Both rooms are bright and spacious with the dining room leading to the modern kitchen.

The full fitted kitchen is complete with a built in oven and hob along with freestanding fridge/freezer and dishwasher. There is an array of fitted cupboards providing ample storage.

A conservatory located at the rear of the property provides direct access to the properties patio garden.

Upstairs the property has two large double bedrooms both benefitting from built in storage.

There is also a large shower room located at the top of the landing.

The property has electric storage heating and double glazing throughout and a partially boarded loft, accessed via a folding ladder, provides useful extra storage.

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

Guide Price: £ 350,000 (Leasehold)

Directions to Berehurst

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 Borover 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

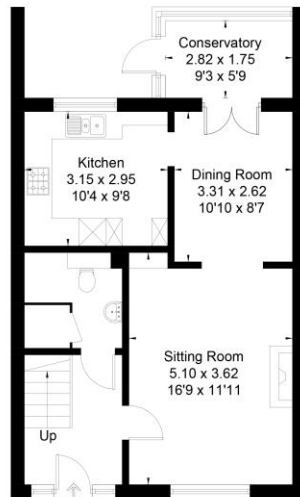


Bedroom 2

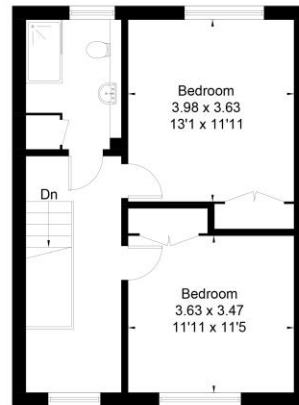


Shower Room

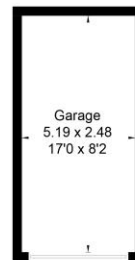
Approximate Floor Area = 102.5 sq m / 1103 sq ft
Garage = 13.0 sq m / 140 sq ft
Total = 115.5 sq m / 1243 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #105448



Rear with garden

Approximate Gross Internals: 102.5 m² / 1103ft²

Service Charge: £8479 pa

Energy Performance Rating: C

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



The central courtyard gardens



Alton High Street



Watercress line



Jane Austen's House

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PROPERTY

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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.

