



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

A spacious, three bedroom, end-terrace cottage with conservatory, garage and garden, with access to a swimming pavilion, set in landscaped grounds and within walking distance of local shops.



Entrance Hall

**Downstairs
shower/Cloakroom**

Sitting Room

Dining Room

Kitchen

Conservatory

**Three
Bedrooms**

**'Jack and Jill'
bathroom**

Garage

**999 yr Lease (from
1984)**

No Ground Rent

60+ Age Covenant.

The Property

19 Berehurst is a recently refurbished end-terrace cottage overlooking the courtyard gardens to both the front and rear.

On the ground floor is an entrance hall leading to the downstairs shower/cloakroom and a spacious sitting room. An open archway leads from the sitting room through to the dining room where there are glazed, double doors into the rear conservatory which was renewed in 2018. There is direct access from the conservatory out to a small, south facing, private patio garden.

The kitchen is accessed from the dining room and has a range of contemporary floor and wall units with a built-in electric double oven and hob. A freestanding washing machine and fridge-freezer are all included in the asking price. There is also plumbing for a dishwasher.

Upstairs, the property has three bedrooms, two doubles, each with fitted wardrobes, and a third single room which is currently used as a study. There is also a refurbished bathroom with shower which can be accessed from both the master bedroom and the landing, effectively making it en-suite.

Guide Price: £425,000 (Leasehold)

There is a new Dimplex Quantum heating system and the double glazing throughout the property was replaced in 2017. A partially boarded loft provides useful additional storage and a single garage, with light and power, is located in a block nearby.

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

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



Sitting Room



Dining Room



Kitchen



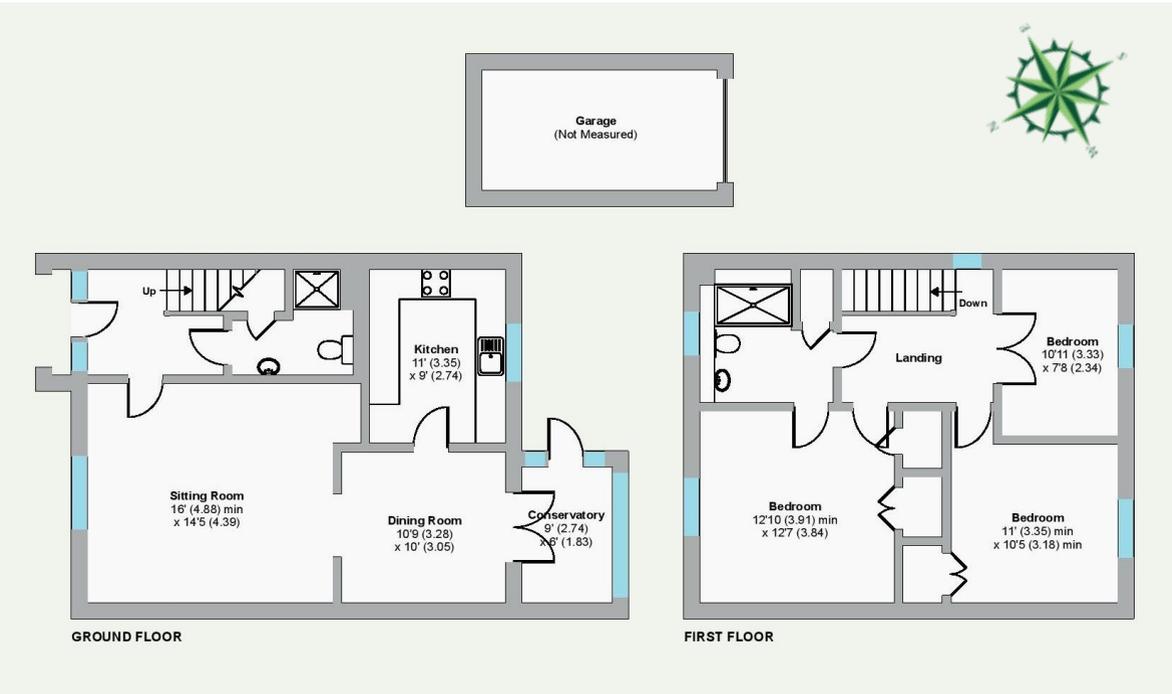
Bedroom 1



Bedroom 2



Bathroom



Conservatory and patio garden

Approximate Gross Internals: 118.2 m² /1273 ft² Service Charge: £7,136 pa Energy Performance Rating: D (58) 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



Alton High Street



The Watercress Line



Jane Austen's House

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