



Alton, Hampshire

£580,000

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A charming two/three bedroom detached home situated in a tucked away location in the sought after village of Beech. The property has two reception rooms, a study/bedroom three, downstairs shower room and an upstairs bathroom, a 19' kitchen/breakfast room and externally there is a store and grounds in the region of a third of an acre. In addition there is ample driveway parking.

Enter the property via the porch into the entrance hall. Positioned to the right of the hall is the living room which is dual aspect with a front aspect window and side aspect doors providing access onto a veranda, the living room also features an open fireplace and is open plan to the rear through to the dining room. The dining room has a rear aspect window and side aspect doors also providing access onto the veranda. Positioned to the left of the hall is the study which could also be used as the third bedroom, this room is also dual aspect and features an open fire place. Positioned to the rear of the hall you will find the shower room which has a WC, wash hand basin, shower cubicle and a storage cupboard, there is also a rear aspect obscure window. To the left at the rear of the hall is the kitchen/breakfast room, the kitchen features a range of wall and base units, an AGA, sink and drainer unit, larder, front aspect door and a double doors to the rear providing access onto the garden.

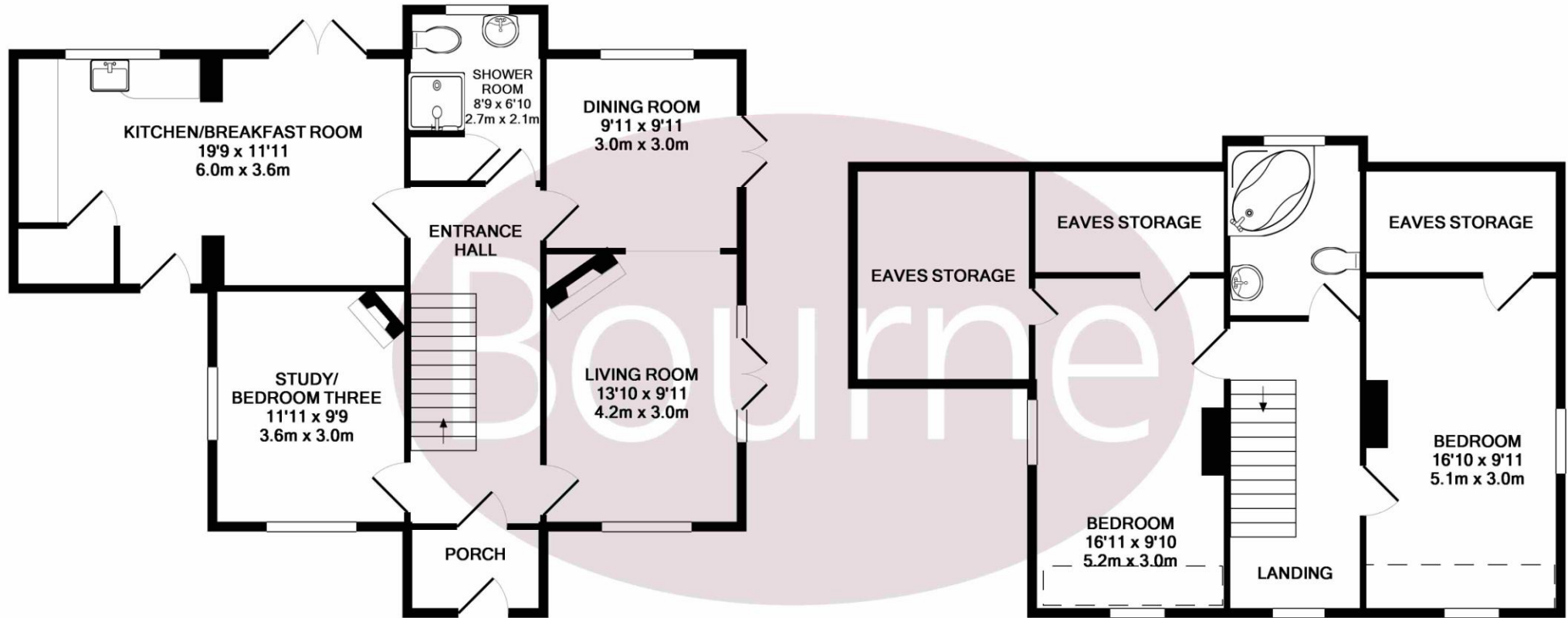
Upstairs there are two double bedrooms, both of which measure in the region of 16' and both feature eaves storage to the rear. The rooms are both dual aspect and are positioned either side of the landing. The landing has a front aspect window and to the rear is the family bathroom. The bathroom features a corner bath, WC, wash hand basin and a rear aspect obscure window.

Outside there is a plot in the region of a third of an acre, the plot wraps around the property providing a good degree of privacy from the neighbouring properties. There is a large area of lawn, path leading to the front door and around to the left, a vegetable patch, pond, mature shrubs and bushes positioned around the garden and an enclosed area where the current owners house a goose alongside an aviary. To the front of the plot there is ample driveway parking which provides access to a useful store which could be used as a garage.

- Two/Three Bedroom Detached
- 19'9 Kitchen/Breakfast Room
- Dining Room
- Living Room With Open Fire
- Downstairs Shower Room
- Upstairs Bathroom
- 1 /3 of an Acre Plot
- Tucked Away Position
- Ample Driveway
- Sought After Location



Floor Plan



GROUND FLOOR
APPROX. FLOOR
AREA 785 SQ.FT.
(72.9 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 691 SQ.FT.
(64.2 SQ.M.)

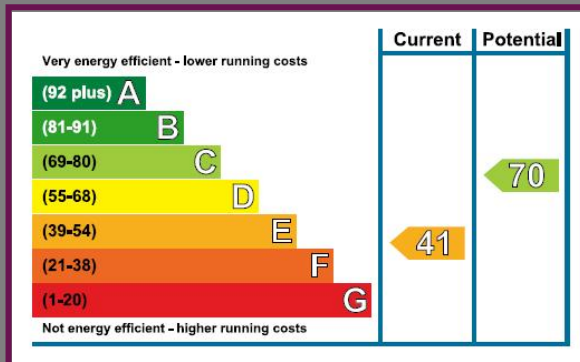
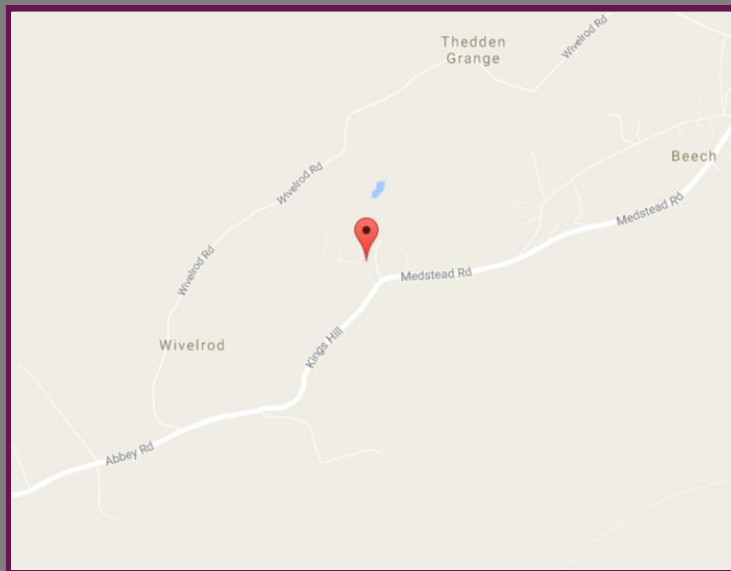
TOTAL APPROX. FLOOR AREA 1476 SQ.FT. (137.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Location

Located in the sought after village of Beech, this property can be found tucked away along a lane off Kings Hill. The nearby A339 serves both Alton and Basingstoke. Within Alton you will find a mainline train station to London Waterloo and a town centre with a variety of shops and restaurants.



We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract.

If you require clarification of any points then please contact us especially if you are travelling some distance to view.

Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.