

Bourne

ESTATE AGENTS



Shalden, Hampshire

£850,000

# Shalden, Hampshire,

A delightful four bedroom detached home situated in grounds approaching one acre including an area of woodland. The property has an open plan kitchen/dining room, living room with adjoining conservatory and upstairs an en suite to the master bedroom. Externally there is a garage, ample driveway parking, two car barns and a separate building offering versatile accommodation.

Enter the property via a double glazed door through to the entrance hall which has engineered wood floors, doors to the various rooms and stairs to the first floor. Positioned to the left of the hall is the cloakroom which has a WC, wash hand basin, tiled floor and part tiled walls and a front aspect obscure window. Also to the left of the hall is one of the downstairs bedrooms which could also be used as a family room, this room has a front aspect window. The main reception room is accessed via double doors from the hall and has a continuation of the engineered wood flooring, a wood burning stove and double doors to the rear through to the conservatory. The conservatory is quarter brick built with the left hand wall being brick built with the right and rear offering double glazed windows, providing views over the garden, additionally there are double doors to the right providing access onto the garden. Positioned to the rear of the hall is a further bedroom which can also be used as a study, this room has two rear aspect windows. Completing the ground floor accommodation is the open plan kitchen/dining room. The kitchen features a full range of wall and base units with surfaces over, space for a range cooker with an extractor over, a one and a half bowl sink and drainer unit, integrated fridge/freezer, tiled floors, space for additional appliances, an additional door through to the hall, two front aspect windows and rear aspect doors providing access onto the garden.

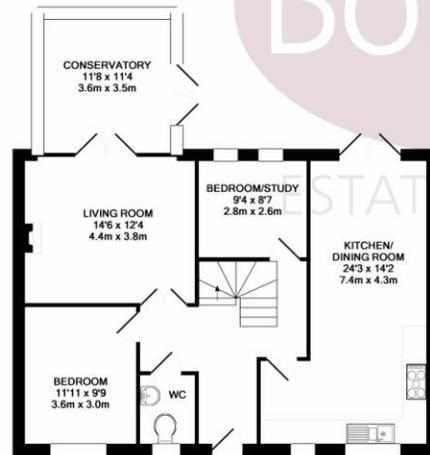
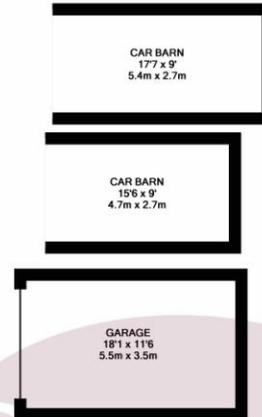
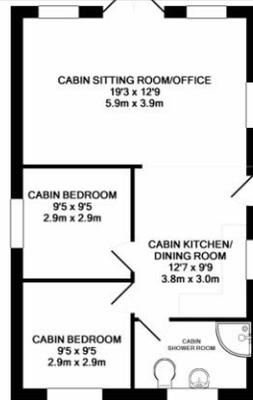
Upstairs there are two double bedrooms, both of which are dual aspect. The master bedroom has a fitted wardrobe and an en suite shower room with WC, wash hand basin, part tiled walls, tiled floor and an extractor. The second bedroom in our opinion could be divided into two rooms and there is the possibility of extending over the top of the conservatory to create an additional bedroom, this would be subject to planning consent.

Externally there are grounds approaching one acre with a driveway sweeping along the left hand side of the property and behind providing access to the detached garage and two car barns. Beyond these there is a large area of lawn which also provides access to the detached cabin. The cabin has a sitting room/office, kitchen/dining area, a shower room and two bedrooms, these rooms offer versatile accommodation and would be ideal for someone working from home or requiring a workshop. The remaining grounds are made up of a vegetable patch with polytunnel which is fenced in with a wire fence, an extensive area of woodlands with rear access to a path which can be used to walk into Alton. Additionally there is a wood store and to the front a further area of lawn, immediately off the rear of the property is an area of patio, further area of lawn enclosed by a picket fence and gate providing access onto the driveway to the side and rear.

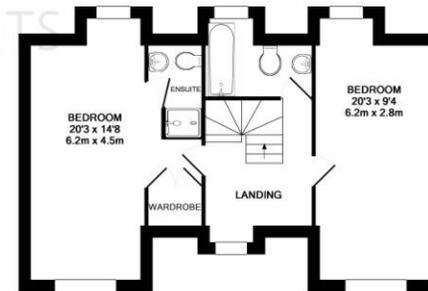
- Four Bedroom Detached
- Living Room with Wood Burner
- Conservatory
- Kitchen/Dining Room
- Downstairs Cloakroom
- En Suite Shower Room
- Family Bathroom
- Various Outbuildings
- Approximately One Acre
- Potential to Extend (STPP)



# Floor Plan



GROUND FLOOR  
APPROX. FLOOR  
AREA 2062 SQ.FT.  
(191.6 SQ.M.)

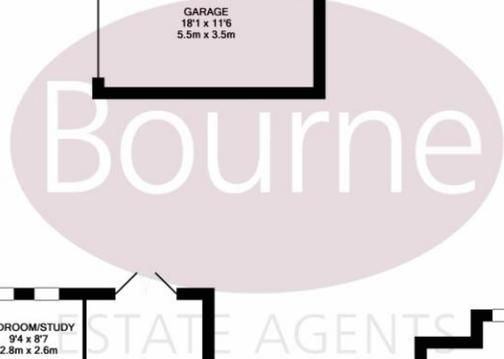


1ST FLOOR  
APPROX. FLOOR  
AREA 664 SQ.FT.  
(61.7 SQ.M.)

FOR ILLUSTRATIVE PURPOSES ONLY  
TOTAL APPROX. FLOOR AREA 2726 SQ.FT. (253.3 SQ.M.)

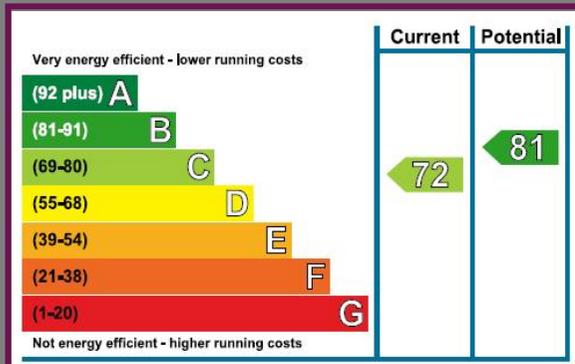
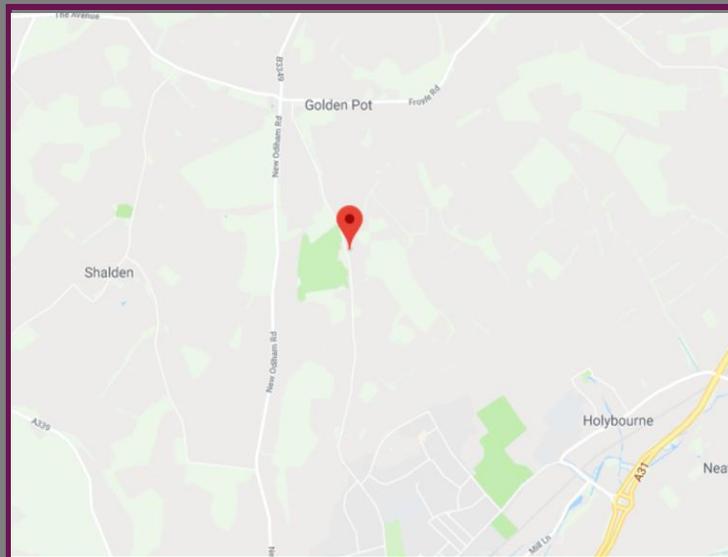
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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

This property can be found on the Old Odiham Road to the north of Alton town and near Alton Golf Club. The town centre which is within a convenient drive of the property provides a variety of shops and restaurants, a bus service and the mainline train station serving London Waterloo.



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.



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