



ESTATE AGENTS



Alton, Hampshire

£895,000

Alton, Hampshire

A 1930's built four bedroom detached home offering over 2700sqft of accommodation including a double detached garage and sat centrally within grounds of approximately 0.92 of an acre in a very private setting. The property has four double bedrooms, three reception rooms, an impressive 16' entrance hall, a modern kitchen and three bathrooms. The majority of the grounds are laid to lawn with a sweeping driveway providing access to both the house and garage.

Enter the porch and then through to the impressive 16' hall which has a centrally positioned staircase to the first floor, vaulted ceiling, front aspect windows and doors to the various rooms. Positioned to the left of the hall is the cloakroom with a WC, wash hand basin and front aspect obscure window, and the downstairs bathroom which has an enclosed bath unit, wash hand basin, WC, separate shower cubicle and a front aspect obscure window. Positioned to the rear of the hall are the reception rooms. The sitting room features a large rear aspect window providing views over the garden, a fireplace with brick surround, beamed ceiling, and side access through to both the dining room and study. The study has two rear aspect windows. The dining room which completes the reception rooms is dual aspect with three side aspect windows and rear aspect double doors onto the garden, there is also built in storage. Off the dining room is the kitchen which was installed by 'Hampshire Kitchens' and has a full range of wall and base units with granite surfaces over, a ceramic sink and drainer unit, tiled floor, integrated fridge/freezer, dishwasher and tumble dryer, Rangemaster cooker with an extractor over, loft hatch providing access to the boiler and triple aspect windows and a rear aspect door onto the garden. Completing the ground accommodation there are two double bedrooms, both have a built in wardrobe, one of which is dual aspect and the other with a side aspect window. Additionally there is a store room off the hall.

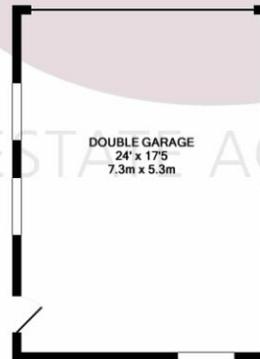
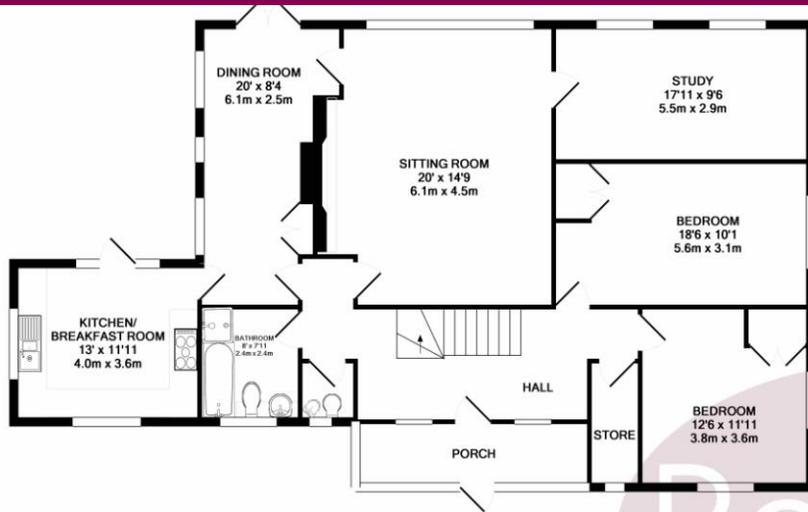
Upstairs there are two further bedrooms, both of which have an en suite and both are generous doubles. The en suites both have an enclosed bath unit, separate shower cubicles, a bidet, WC and wash hand basin. The master bedroom also features a dressing area with built in wardrobes and access to a large eaves storage area. Off the landing and into a vaulted area there are two skylights making this a bright and airy space.

Externally there are extensive grounds providing just over 0.92 of an acre with a large area of lawn to both the front and rear with a sweeping driveway providing access to and from the house. To the front the grounds are tree lined and established with mature shrubs, plants and bushes. Additionally there is a front gate making this property very private from the lane. Off the rear there is also an area of patio. The double detached garage measures a fantastic 24' x 17' and has a double up and over door, side access door, side and rear aspect windows, eaves storage and a pit for those keen to work on their vehicles.

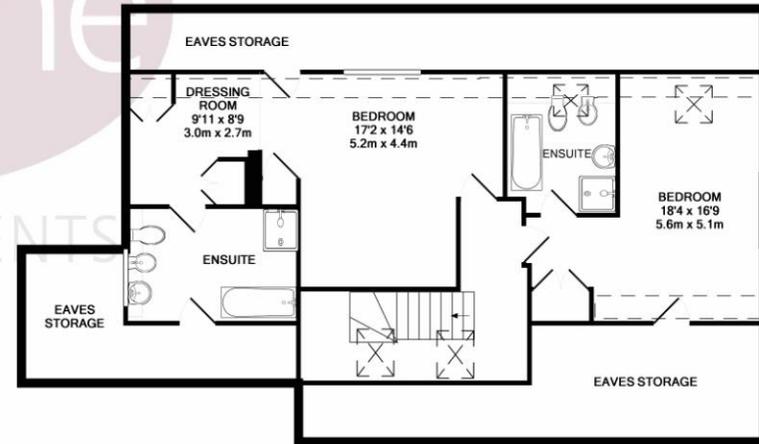
- Four Bedroom Detached Home
- 1930's constructed
- 20' Sitting Room
- Dining Room
- Modern 'Hampshire Kitchen'
- Study
- Three Bathrooms
- Sweeping Driveway
- Double Detached Garage
- Approximately 0.92 acre plot



Floor Plan



GROUND FLOOR

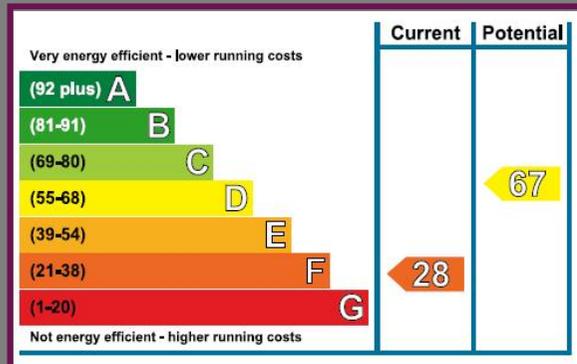
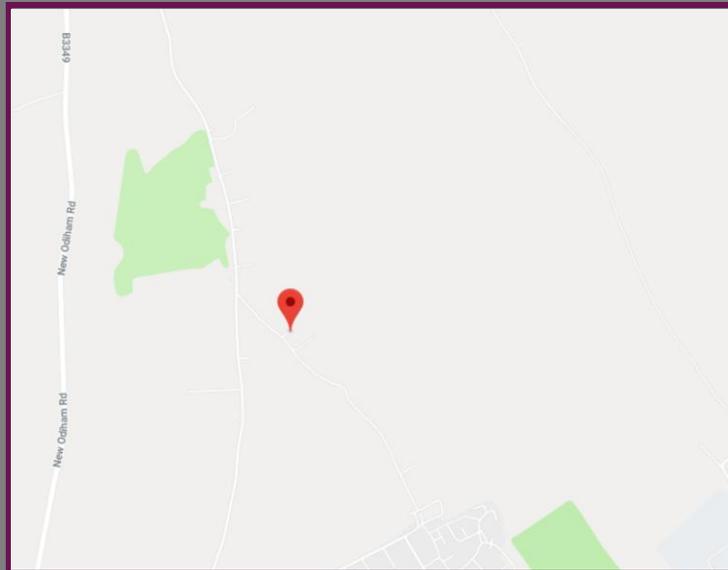


1ST FLOOR

FOR ILLUSTRATIVE PURPOSES ONLY
 TOTAL APPROX. FLOOR AREA 2776 SQ. FT. (257.9 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 delightful property can be found in the parish of Shalden, situated along Upper Anstey Lane which is a no through lane to the north of Alton. Within the town of Alton there is a variety of shops and restaurants, mainline train station serving London Waterloo in just over an hour, Alton college and a selection of schools. The property is also conveniently positioned for access through to the A339 serving Basingstoke and the M3.



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.



A refreshing choice...

Alton Office: 72a High Street, Alton, Hampshire, GU34 1ET

Sales: 01420 541 454 | Lettings: 01420 541 454 | Web: www.Bourneestateagents.com

Email: alton@bourneestateagents.com | Lettings: altonlettings@bourneestateagents.com