



ESTATE AGENTS



Oakhanger, Hampshire £425,000

Oakhanger, Hampshire

Nestled in the idyllic village of Oakhanger, approximately four miles from the vibrant market town of Alton, is a truly enchanting semi-detached family residence that captures the essence of tranquil living. This splendid property offers a seamless blend of comfort and elegance, ensuring a lifestyle of both charm and practicality.

Enter the property into the spacious entrance hall where you will find the kitchen/breakfast room to the right and a dining/family room to the left. Positioned to the rear of the hall is the living room which provides direct access onto the garden, adjoining the living room is a useful study.

Upstairs, there are three bedrooms, all of which are double in size. An en suite accompanies the main bedroom and additionally, there is a family bathroom.

To the rear, a well-proportioned garden awaits and off road parking for one vehicle. Further parking can be found to the front of the property but this is not allocated.

Freehold
Council Tax Band : C

- Three Bedroom Home
- Semi-Detached
- Two Reception Rooms
- Study
- Kitchen/Breakfast Room
- En Suite Shower Room
- Family Bathroom
- Well-Proportioned Garden
- Village Location
- No Onward Chain

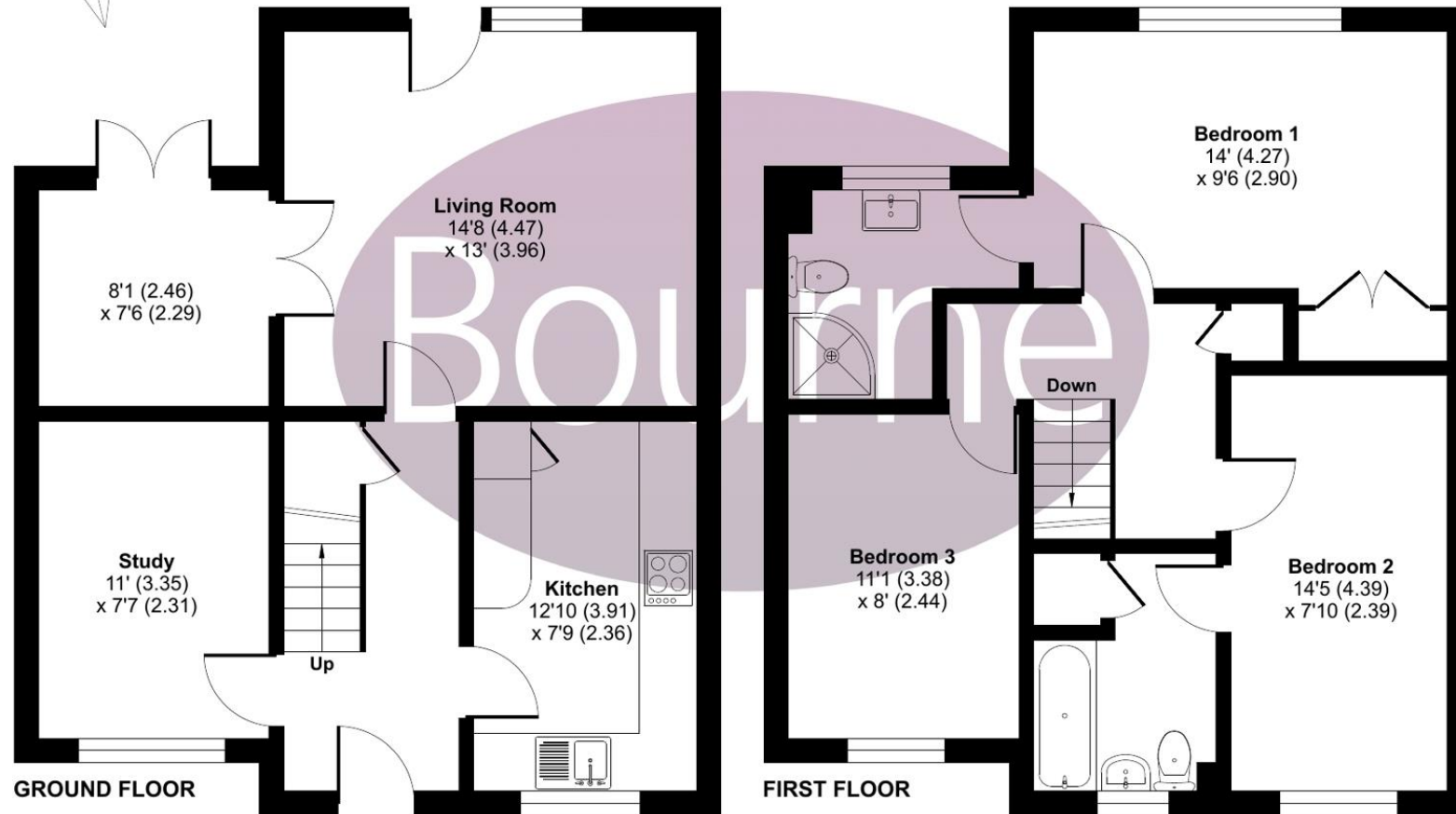


Floorplan

Bramblebank Lions Field, Oakhanger, GU35

Approximate Area = 1078 sq ft / 100.1 sq m

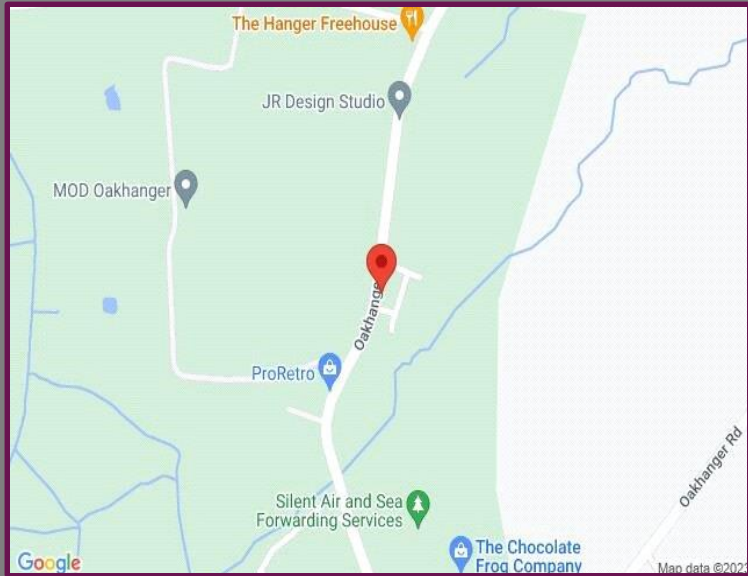
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2023. Produced for Bourne Estate Agents. REF: 1041896

Location

The active village of Oakhanger has a church, public house, village hall and central play area. The village of Selborne is renowned for its association with Gilbert White and has a shop/post office, primary school and a public house. The market towns of Alton and Petersfield have a good range of High Street shops and weekly and specialist markets. Both towns have sports centres and schools, Alton has a popular further education college. The A3 is at Greatham and there are mainline stations at Liphook and Alton providing a direct line to London Waterloo.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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...

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