



ESTATE AGENTS



Alton, Hampshire

Offers Over £995,000



# Alton, Hampshire

An exceptional opportunity awaits to acquire a versatile 5-bedroom family residence with the potential for an annex, providing an additional bedroom and an open-plan kitchen-living area. This property is situated in the serene surroundings of Upper Anstey Lane, located to the north of Alton. Accessed via a private paved driveway featuring ample parking space for multiple cars, Hunters Moon boasts front and rear gardens, ensuring a high level of privacy and seclusion.

An ideal fit for a multi-generational family, the primary dwelling opens up to a spacious, open-plan lobby area that seamlessly leads to the expansive dual-aspect dining room offering views of the garden. The sitting room is located with front aspect views, connecting to the modern open-plan kitchen/breakfast room featuring a large island, leading through to a spacious conservatory with dining and relaxation areas, and patio doors opening out onto the rear gardens beyond, offering the perfect space for entertaining family and friends. In the main residence, two further reception rooms and a downstairs shower room provide an ideal setup for lifelong living.

To the right-hand side of the property is where you will find the potential for an annex, offering a bedroom overlooking the rear of the property and steps down to an impressive open-plan kitchen-living area and a utility room, which has the scope to create an additional bathroom.

Upstairs on the first floor reveals the family bathroom and four generously sized double bedrooms, each equipped with integrated storage. The main bedroom offers an en-suite bathroom.

Externally, the property showcases a grand sweeping driveway and front garden, with side access leading to the expansive private rear garden. The rear garden is predominantly laid to lawn and adorned with mature herbaceous borders, trees, and plantings. Nestled within one of Alton's most sought-after lanes, this property presents a unique and attractive living opportunity.

Freehold

- Five Bedrooms
- Potential For An Annex
- Sought After Location
- Three Bathrooms
- Conservatory
- Large Entrance Area
- Large Family Home
- Private Driveway For Multiple Vehicles
- Versatile Living
- Study



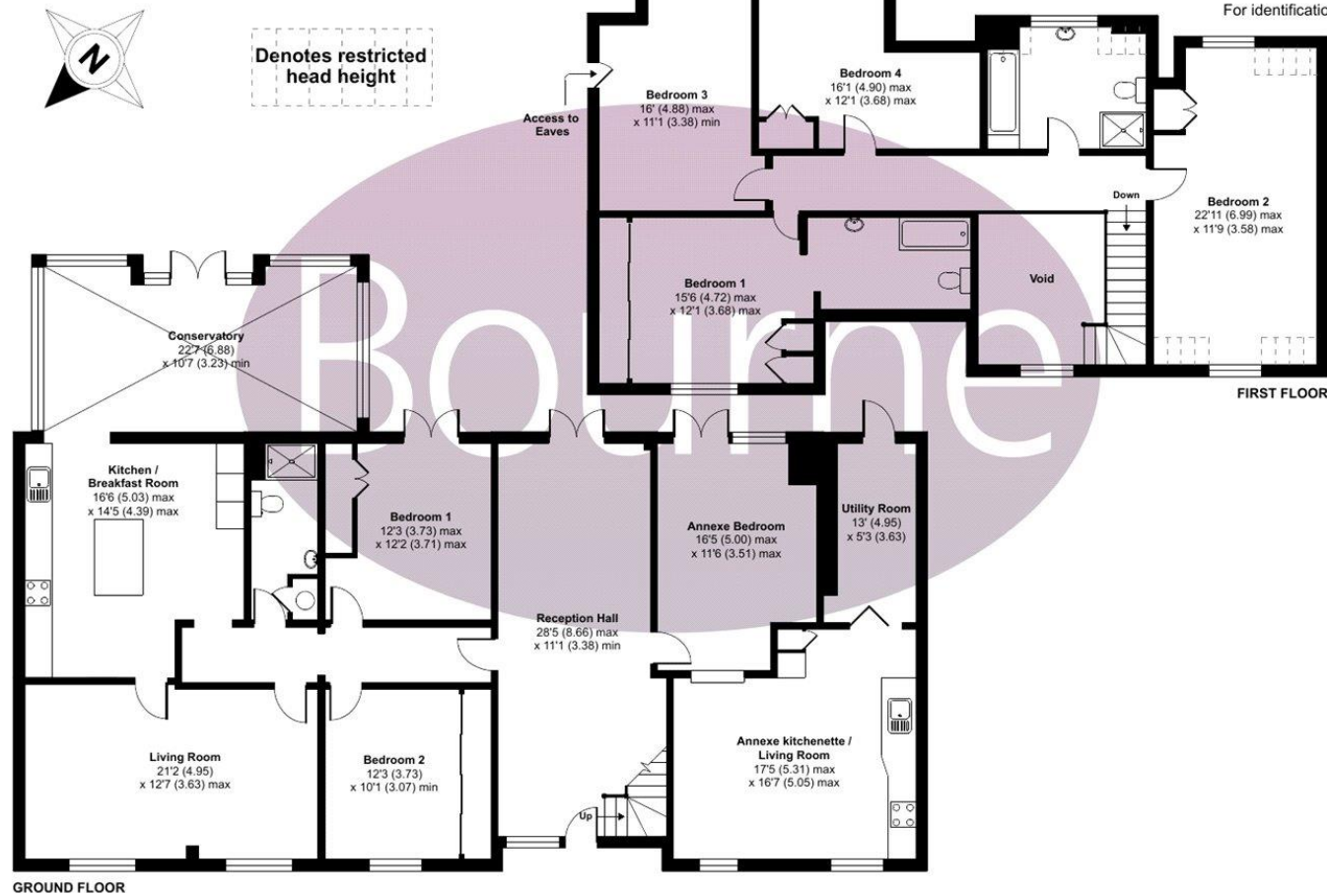
## Hunters Moon Upper Anstey Lane, Alton, GU34

Approximate Area = 3299 sq ft / 306.4 sq m (excludes void)

Limited Use Area(s) = 34 sq ft / 3.2 sq m

Total = 3333 sq ft / 309.6 sq m

For identification only - Not to scale

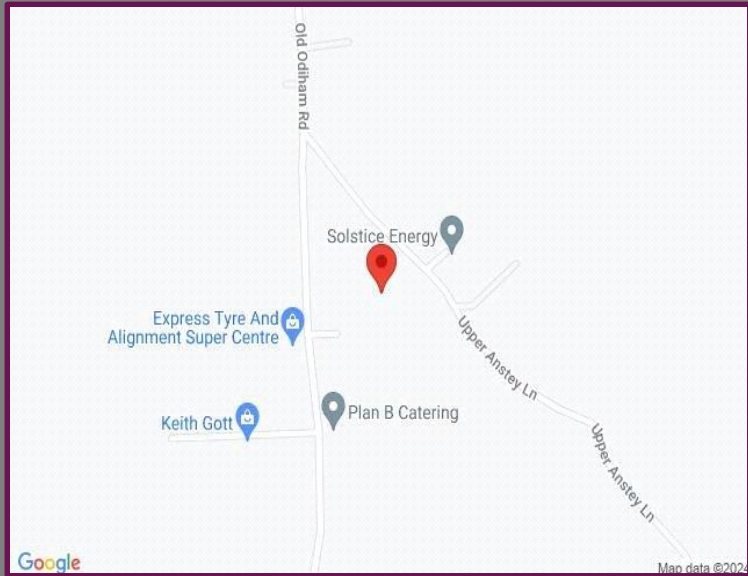


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nctecom 2024. Produced for Bourne Estate Agents. REF: 1079913



# 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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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