



Alton, Hampshire

£1,095,000

Alton, Hampshire

This captivating detached residence comes without the hassle of an onward chain. Nestled within a convenient drive of Alton town centre, it boasts over 4.5 acres of land, complete with a stable block and various outbuildings.

Upon entering through the spacious porch, you'll find yourself in a generous entrance hall with stairs leading to the first floor. The ground floor features a dual-aspect sitting room with a cozy wood-burning stove, accessible through an inner hall that also leads to the dual-aspect kitchen/breakfast room. The kitchen boasts its own wood-burning stove, a large pantry, and double doors opening onto the garden. Additionally, the ground floor includes a dining room, bedroom/study, bathroom, and a utility room with a separate WC—ideal for use as an annexe.

Ascending to the first floor, you'll encounter a sizable landing, two well-proportioned double bedrooms with Velux windows, a separate WC, and an oversized main bedroom with dual-aspect Velux windows and an en suite bathroom.

Externally, the property offers a double car barn, ample outbuildings, a greenhouse, three stables, a tack room, and an additional store. The driveway provides ample parking, and gated access leads to the paddocks, totalling 4.55 acres. At the rear of the grounds, a sand school adds to the property's charm and an asset to a prospective buyer with horses.

Freehold
Council Tax Band : F

- Three / Four Bedroom Detached
- Sitting Room
- Dining Room
- Kitchen/Breakfast Room
- Utility Room / Boot Room
- Two Bathrooms
- Stable Block
- Outbuildings
- Double Car Barn
- 4.55 Acres Of Land



Floorplan

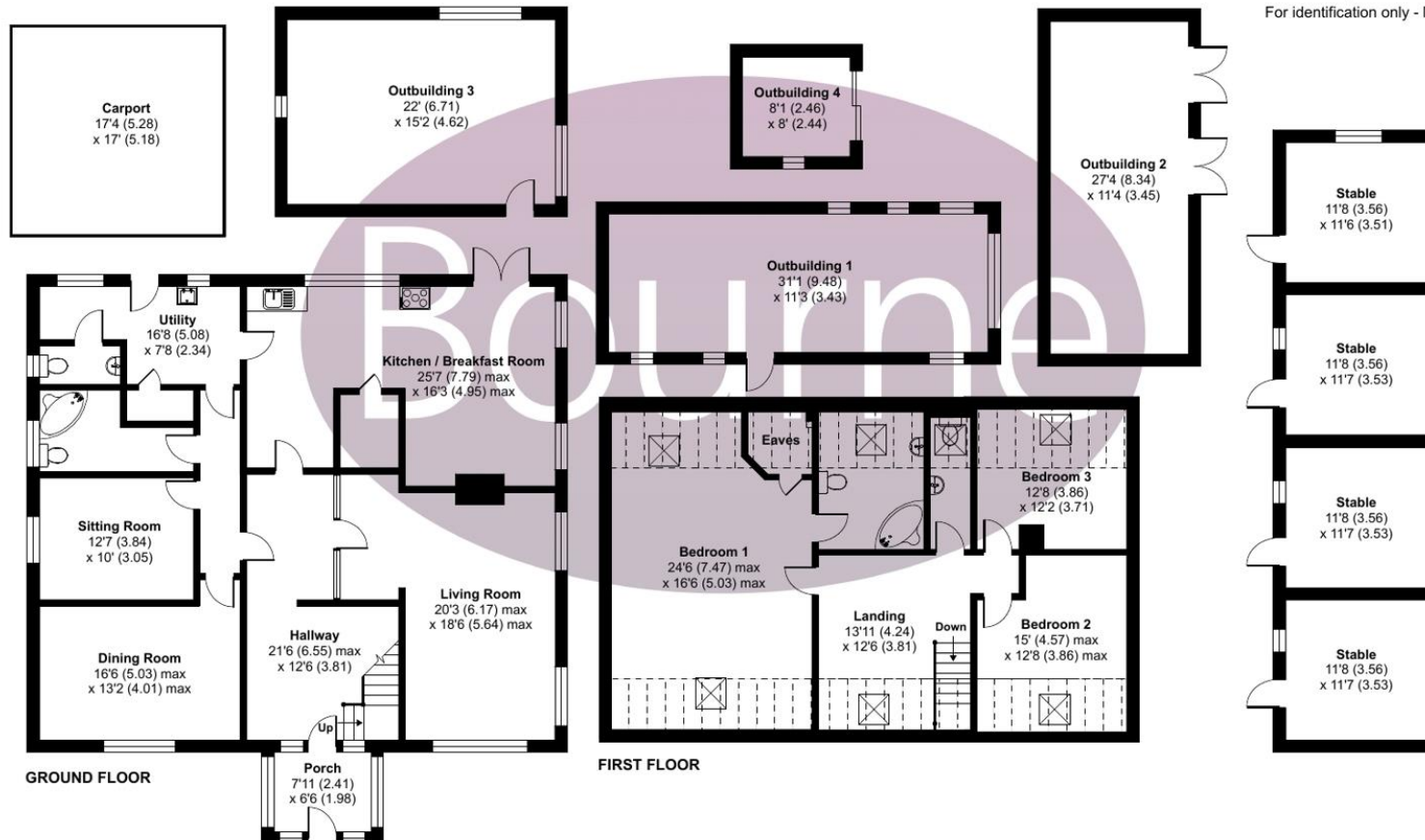
Hurdles Cakers Lane, GU34

Approximate Area = 2366 sq ft / 219.8 sq m
 Limited Use Area(s) = 363 sq ft / 33.7 sq m
 Outbuildings = 1638 sq ft / 152.2 sq m
 Total = 4367 sq ft / 405.7 sq m

For identification only - Not to scale



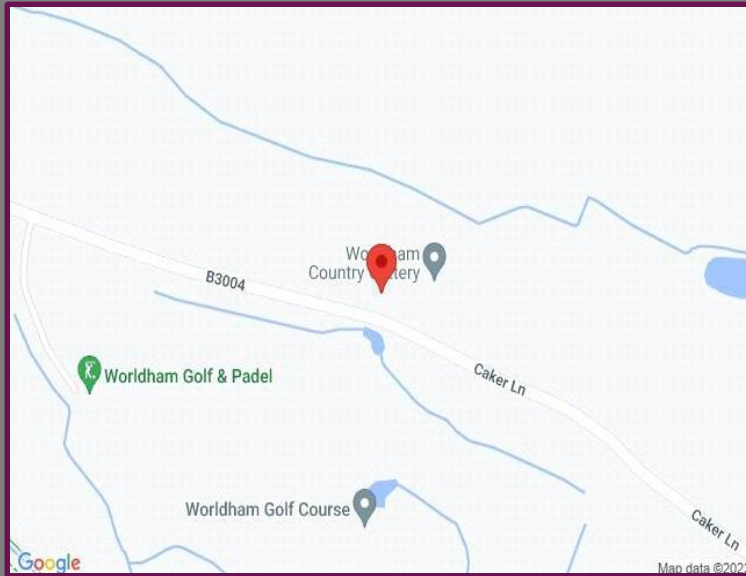
Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2023. Produced for Bourne Estate Agents. REF: 1058681

Location

The property is situated on the edge of Alton and within a mile and a half of the market town, offering a range of shopping, educational and sports facilities, together with the main line railway station providing services to 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.



A refreshing choice...

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