

Bourne

ESTATE AGENTS



Squirrels Leap, Church Lane, East Worldham, Alton, Hampshire, GU34 3AS

Guide Price £650,000

Squirrels Leap, Church Lane, East Worldham, Alton, Hampshire, GU34 3AS

A delightful modern three bedroom detached home situated in the sought after location of East Worldham within convenient access to Alton. The property has an impressive 26' kitchen/dining room, sitting room with a modern wood burning stove, three double bedrooms and a study/bedroom four. In addition there is a landscaped garden with a granary (ideal workspace), new and oversize garage and off road parking.

Enter the property into the spacious entrance hall where you will find stairs to the first floor, an under stairs storage cupboard and doors to the various rooms. Positioned to the left of the hall is the study which could if needed be used a fourth bedroom, the room has a front aspect window and a cupboard with sliding doors housing the heating system, plumbing for a washing machine and space for a tumble dryer. Positioned to the right of the hall is the sitting room which has a front aspect window and a wood burning stove. Positioned to the rear of the hall is the bright and airy 26' kitchen/dining room. The kitchen features a full range of brand new wall and base units with surfaces over, a one and a half bowl composite sink and drainer unit, built in fridge/freezer, Bosch double oven, Bosch four ring induction hob with an extractor over, integrated Bosch dishwasher, tiled floor, solid oak breakfast bar, rear aspect double glazed windows and in the dining area double side aspect doors providing access onto the garden. Completing the ground floor is the cloakroom which has a WC, wash hand basin part tiled walls and a side aspect obscure window.

Upstairs there are three bedrooms, all of which are double in size. The master bedroom which is positioned to the right of the landing has fitted wardrobes and an en suite bathroom, the bathroom has an enclosed bath unit, WC, wash hand basin, heated towel radiator, part tiled walls and a rear aspect obscure window. The two other double bedrooms have a fitted wardrobe. Completing the upstairs is the shower room which has a shower cubicle, WC, wash hand basin, part tiled walls, heated towel rail and a skylight.

To the rear there is an enclosed garden with an area of patio immediately off the property with an area of lawn beyond. To the left hand side there is a walled boundary creating a pleasant feature with side access on both sides of the property. Within the garden is an impressive and recently renovated Granary which the current owners use as a gym but would also make a superb office, workspace, gym or playhouse. To the front of the property there is access to a recently built oversized garage, with significant loft storage space, and there is off road parking for two vehicles. In addition there is a further area of lawn enclosed by a picket fence with a path providing access to the front door.

The property is heated through a newly installed Vaillant air sourced heating system with zonal underfloor heating downstairs and in addition there is a heat recovery ventilation system throughout the property.

Freehold
Council Tax Band : E

- Detached Home
- No Onward Chain
- Immaculate Condition
- Wood Burning Stove
- Off Road Parking
- En-suite
- Three Double Bedrooms
- Sought After Location
- Modern Kitchen/Dining Room
- Two Reception Rooms
- Renovated Granary



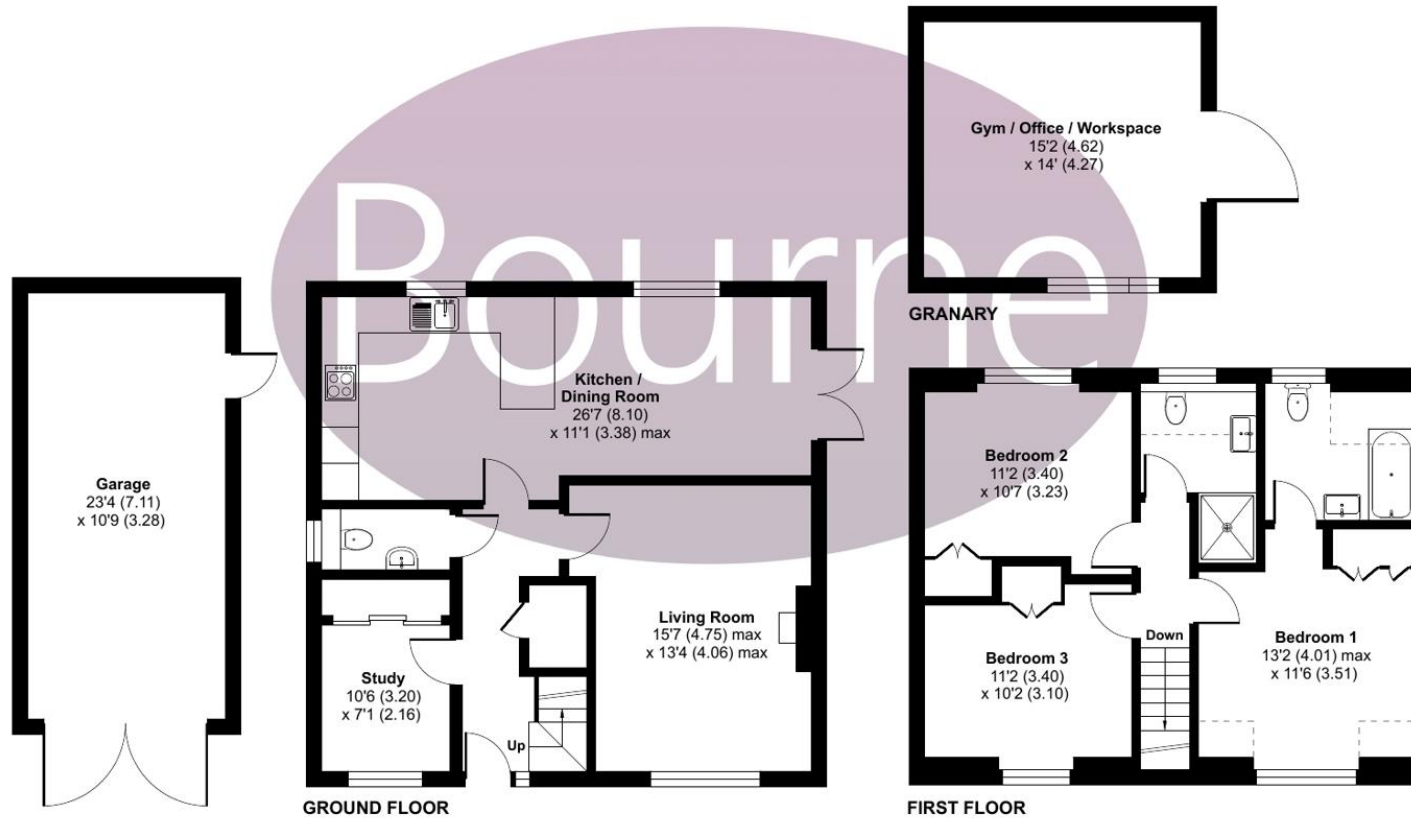
Floorplan

Church Lane, East Worldham, Alton, GU34



Denotes restricted head height

Approximate Area = 1216 sq ft / 112.9 sq m
Limited Use Area(s) = 51 sq ft / 4.7 sq m
Garage = 253 sq ft / 23.5 sq m
Outbuilding = 212 sq ft / 19.6 sq m
Total = 1732 sq ft / 160.7 sq m



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: 1056858

Location

This modern cottage stands in the heart of the village off a no-through lane leading to the church. The village of East Worldham stands amidst fine Hampshire countryside in-between the villages of Selborne, Kingsley and Binsted within the South Downs National Park. The village has an active community with public house, village hall and golf course. The market town of Alton is about two miles distant and includes a range of individual shops, M&S food store, Waitrose, schooling for all age groups and station to London Waterloo.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		91
(69-80)	C	79	
(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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