



Holybourne, Hampshire

Offers Over £1,250,000

# Holybourne, Hampshire

Approached via double gates the property is virtually unseen from the road and the substantial drive opens up to a good size parking area ideal for those with boats and trailers. Access via an excellent size reception porch, ideal for boots and coats, which leads to the generous reception hallway with a turning staircase to the galleried style landing, guest cloakroom and seating area. French doors take you through to the conservatory. The sitting room enjoys superb natural light with an inset wood burner. The home office can be found off this room. A generous family room is situated at the front of the home. The hub of the home is arguably the spacious kitchen/dining room offering impressive open-plan family accommodation and ample space for a dining table. The kitchen enjoys an extensive range of wall and base units, further complemented by a 16ft utility room and a snug beyond this. If desired, the ground floor offers flexible accommodation that may lend itself to further configuration into a self-contained annex or office area.

The first floor provides five generous bedrooms, with both the principal and second bedrooms benefiting from en-suite bathrooms. All the bedrooms have fitted wardrobes and the remaining bedrooms are served by the elegant four-piece -family bathroom with a slipper bath, which concludes the accommodation for the main house. The garage complex offers double garaging with twin doors, pedestrian side access to the store/games room and stairs leading to the superb studio area, ideal for ancillary accommodation, for the children to use as a den or work-from-home detached office.

The gardens to the rear are fabulous with a tree lined aspect creating a high degree of privacy and are predominately laid to lawn, ideal for cricket, football and a trampoline. A covered terrace provides a Mediterranean-style eating and entertaining area with an enclosed store. There is an additional potting shed and an external cloakroom. This generous home offers well-proportioned and thought-out accommodation, perfect for the growing family to entertain in, with the ability to work from home or offer additional annex accommodation if required.

Freehold  
Council Tax Band : G

- Five Bedroom Detached Home
- Five Reception Rooms
- Kitchen/Breakfast Room
- Conservatory
- Spacious Entrance Hall
- Studio Over Garage
- Two En Suites
- Potential To Extend (STPP)
- Over Half Acre Grounds
- Village Location



# Floorplan



Denotes restricted head height

## Howards Lane, Holybourne, GU34

Approximate Area = 3340 sq ft / 310.2 sq m (excludes store & wc)

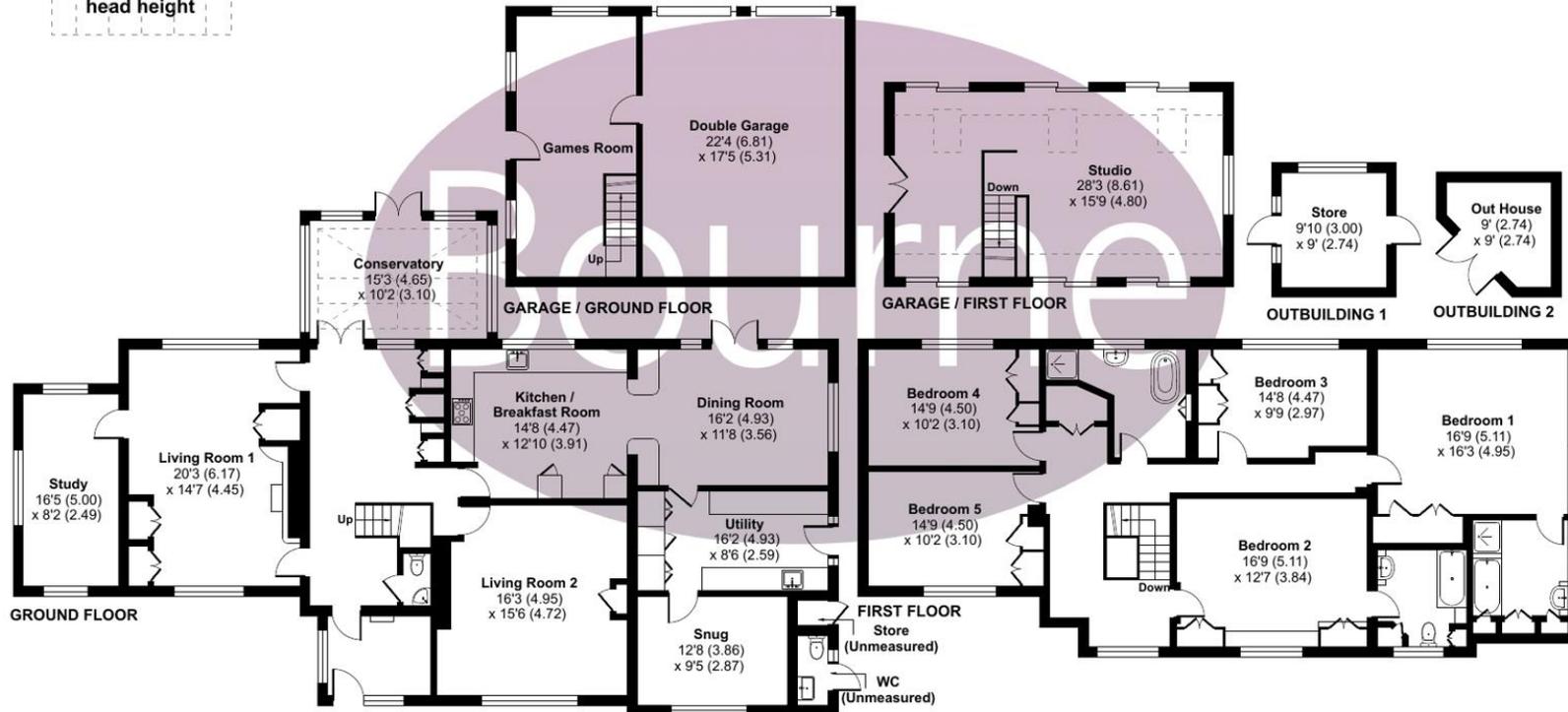
Limited Use Area(s) = 105 sq ft / 9.7 sq m

Garage = 970 sq ft / 90.1 sq m

Outbuildings = 152 sq ft / 14.1 sq m

Total = 4567 sq ft / 424.1 sq m

For identification only - Not to scale

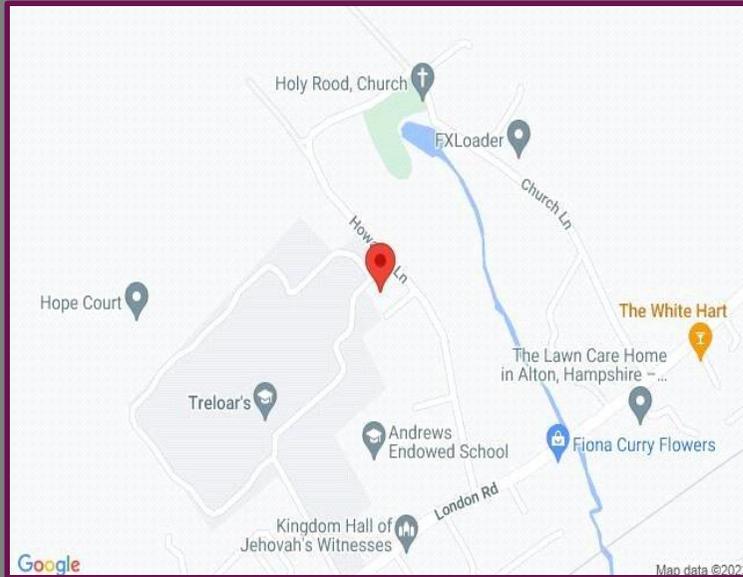


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n|cheom 2023. Produced for Bourne Estate Agents. REF: 1057088

# Location

Holybourne is a desirable village situated on the eastern side of Alton and has a post office/stores, village pub and well regarded primary and secondary schools, as well as a mainline railway station connecting to London Waterloo. The historic market town of Alton has a good range of high street shops and a weekly market, whilst Guildford, Farnham, Winchester and Basingstoke collectively provide a wider range of shopping facilities.

There are excellent road communications within the area with access onto the A31, M3 and the M27 motorway, providing easy access to London and the south coast.



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>	74	79
(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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