



Alton, Hampshire

This stunning property, situated in a cul-de-sac and constructed by Squires Bridge, presents a beautifully refurbished 5-bedroom detached house of high standard. Nestled in a prestigious no-through road culminating in a nature reserve, the property offers versatile accommodation across three floors.

Upon entering the ground floor, you are greeted by a spacious entrance hall providing access to the majority of the reception areas. To the left, with a front aspect, is a study, while to the rear of the property lies a living room that opens onto a conservatory with garden views. On the right-hand side of the entrance, there is a cozy snug room, perfect for use as a second living room, which then leads to a playroom and access to a shower room, previously utilized as a granny annex. Rounding off this floor is the updated kitchen, situated at the rear and connected to the utility area.

Ascending to the first floor, you'll find four double bedrooms and two bathrooms, including an en suite to the main bedroom. Additionally, there is a storage cupboard and a turning staircase leading to the third floor, where the fifth bedroom is located.

Outside, there is a spacious patio area ideal for entertaining, along with a well-maintained lawn and side access offering further storage space. At the front of the property, a large gravel area provides parking space for several cars.

Planning permission has been granted for internal alterations to both the ground and upper floors, with architectural plans already drawn up.

Freehold

- Planning Permission To Extend
- Five Bedrooms
- Study
- Play Room
- Snug Room
- Modern Living
- Sought After Location
- Utility Room
- Close to Amenities
- Family Home



Floorplan

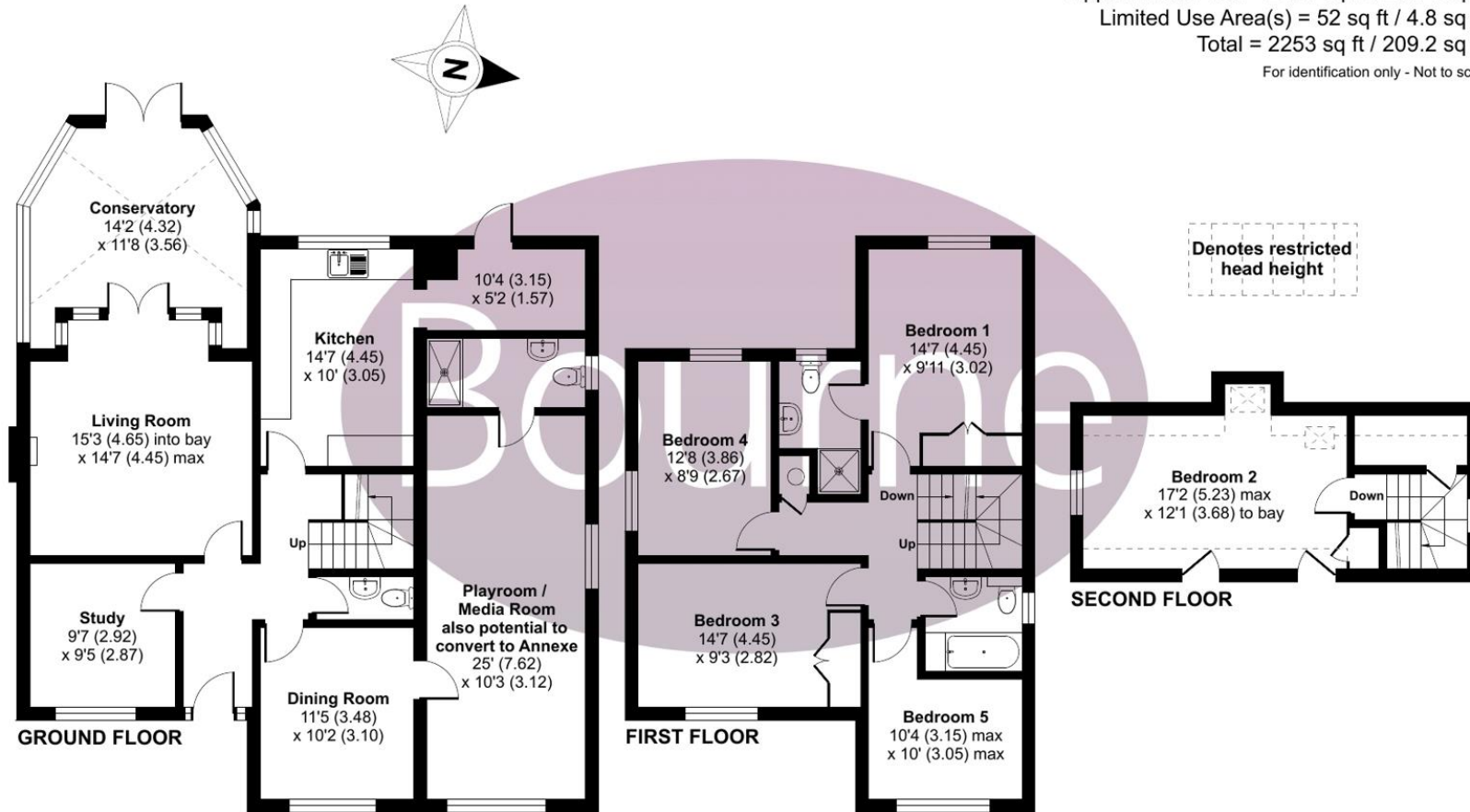
Kingswood Rise, Four Marks, Alton, GU34

Approximate Area = 2201 sq ft / 204.4 sq m

Limited Use Area(s) = 52 sq ft / 4.8 sq m

Total = 2253 sq ft / 209.2 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). © ncthecom 2024. Produced for Bourne Estate Agents. REF: 1096337

Location

Kingswood Rise winds through a varied array of high-quality homes, interspersed with open spaces. The nearby Four Marks boasts a range of amenities including a shopping center, garage with M&S Simply Food, Cooperative Store, medical and veterinary services, primary school, village hall, nursery, bus services, golf course, and recreational facilities. Alton's historic town center, within 5 miles, offers a selection of High Street shops, supermarkets, a weekly market, and a railway station with links to London Waterloo, along with a Waitrose store nearby. Alton also hosts senior schools such as Alton Convent, Alton F E College, and a sports center.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		81
(55-68) D	68	
(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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