



Alton, Hampshire

Guide Price £1,000,000



# Alton, Hampshire

This farmhouse-style detached residence boasts over 2000 square feet of living space and captivating views of Hampshire's countryside.

Upon entry, a spacious entrance leads you to a dual-aspect sitting room featuring a central woodburning stove and garden access through sliding doors. Additional living areas include a rear family room with garden access, an adjacent study for remote work, and a modern kitchen and utility room for added convenience. A downstairs cloakroom and separate dining room, positioned at the front, enhance the entertaining spaces.

Upstairs, a spacious hallway offers an additional study area, leading to four comfortable bedrooms. The main bedroom features an en suite bathroom, while a well-appointed family bathroom provides a bath and shower cubicle.

Outside, enjoy the privacy of the wrap-around garden on an elevated plot, complete with lawn and patio areas for outdoor relaxation. A double detached garage and ample driveway parking ensure practicality. Panoramic countryside views further enhance the property's charm from the front.

\* In accordance with the property misdescriptions act, please note the sellers of this property are related to an employee of Bourne Estate Agents \*

Freehold

- Four Bedroom Detached
- Farmhouse Style
- Over 2000sqft Of Accommodation
- Sitting Room With Log Burner
- En Suite Bathroom
- Double Detached Garage
- 1/3 Of An Acre Plot
- Stunning Views Over Rolling  
Countryside
- Convenient Position For Town And  
Train Station



# Floorplan

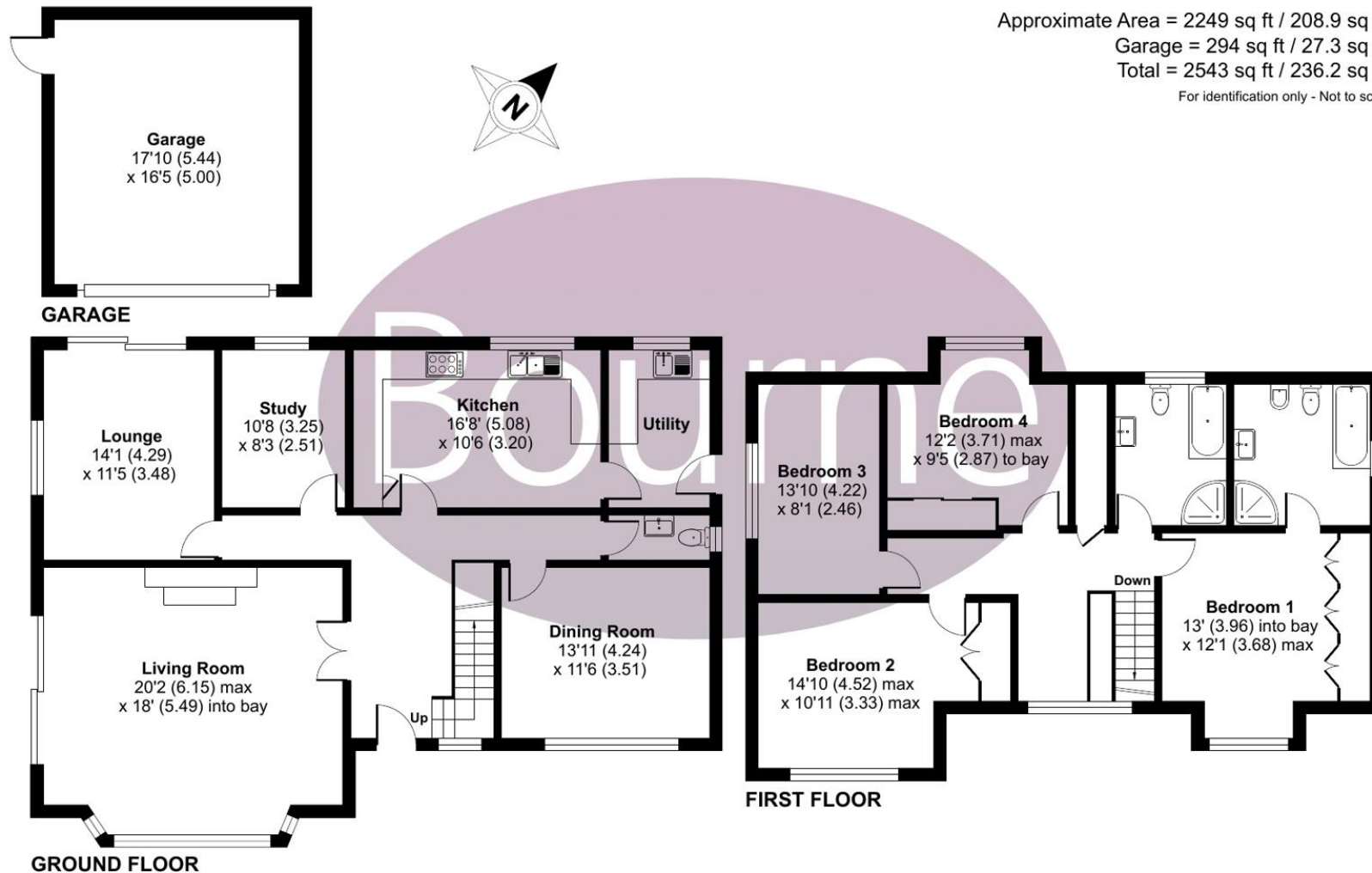
## Windmill Hill, Alton, GU34

Approximate Area = 2249 sq ft / 208.9 sq m

Garage = 294 sq ft / 27.3 sq m

Total = 2543 sq ft / 236.2 sq m

For identification only - Not to scale

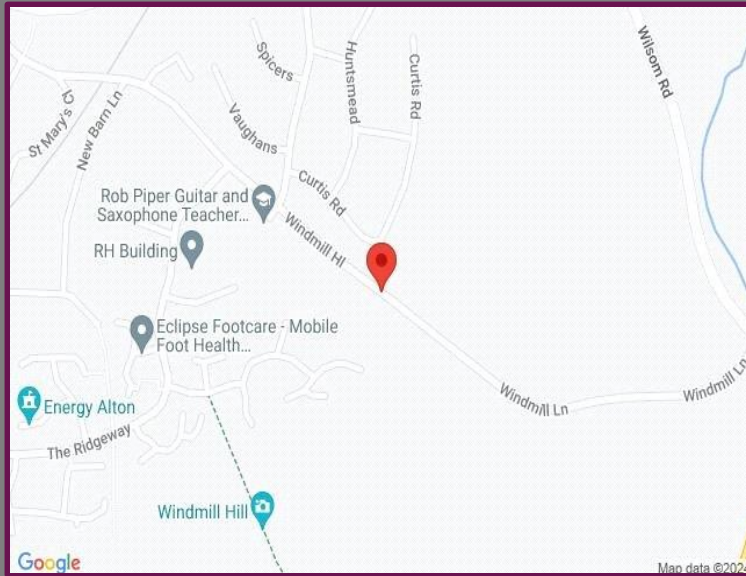


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2024. Produced for Bourne Estate Agents. REF: 1100660



# Location

This property can be found on Windmill Hill, a sought after residential location within walking distance of Alton town centre and mainline train station which serves London Waterloo in just over an hour. The property is surrounded by fields, with a great network of footpaths. The town centre provides a variety of shops, restaurants and a bus service as well as connection links to both the A31 and A339.



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>	80	85
(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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