

Bourne



Alton, Hampshire

£575,000

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Discover the perfect family home in the heart of Chawton village, nestled within the South Downs National Park. This spacious four to five-bedroom residence offers approximately 1,500 square feet of living space spread across four floors, presenting a versatile and practical layout.

Entering the ground floor, you'll find a well-equipped kitchen breakfast room with integrated appliances, leading seamlessly to a spacious living dining area at the rear with access to the garden through double doors. A convenient cloakroom completes this level.

Heading upstairs via the staircase, you'll find further accommodation on both the upper and lower floors. The lower level features a practical basement with a utility room, snug, fourth bedroom, and a shower room, with double doors opening onto a balcony area.

Moving to the first floor, you'll discover two additional bedrooms, each with built-in wardrobes, along with an en-suite adjoining the guest bedroom and a family bathroom.

The top floor boasts the main bedroom with ample built-in storage and a modern en-suite shower room.

Outside, the property offers a low-maintenance garden with a small patio area and lawn, ideal for outdoor relaxation. Additionally, there's a private carport for your convenience, a further allocated parking space and visitor parking.

In summary, this well-appointed family home offers a blend of comfort, functionality, and a desirable location. Book your viewing today to experience its potential firsthand.

Freehold

- Sought After Chawton Village

Location

- Exclusive Development

- Basement

- Four Floors

- Car Barn

- Utility Room

- Family Home

- Four/Five Bedrooms

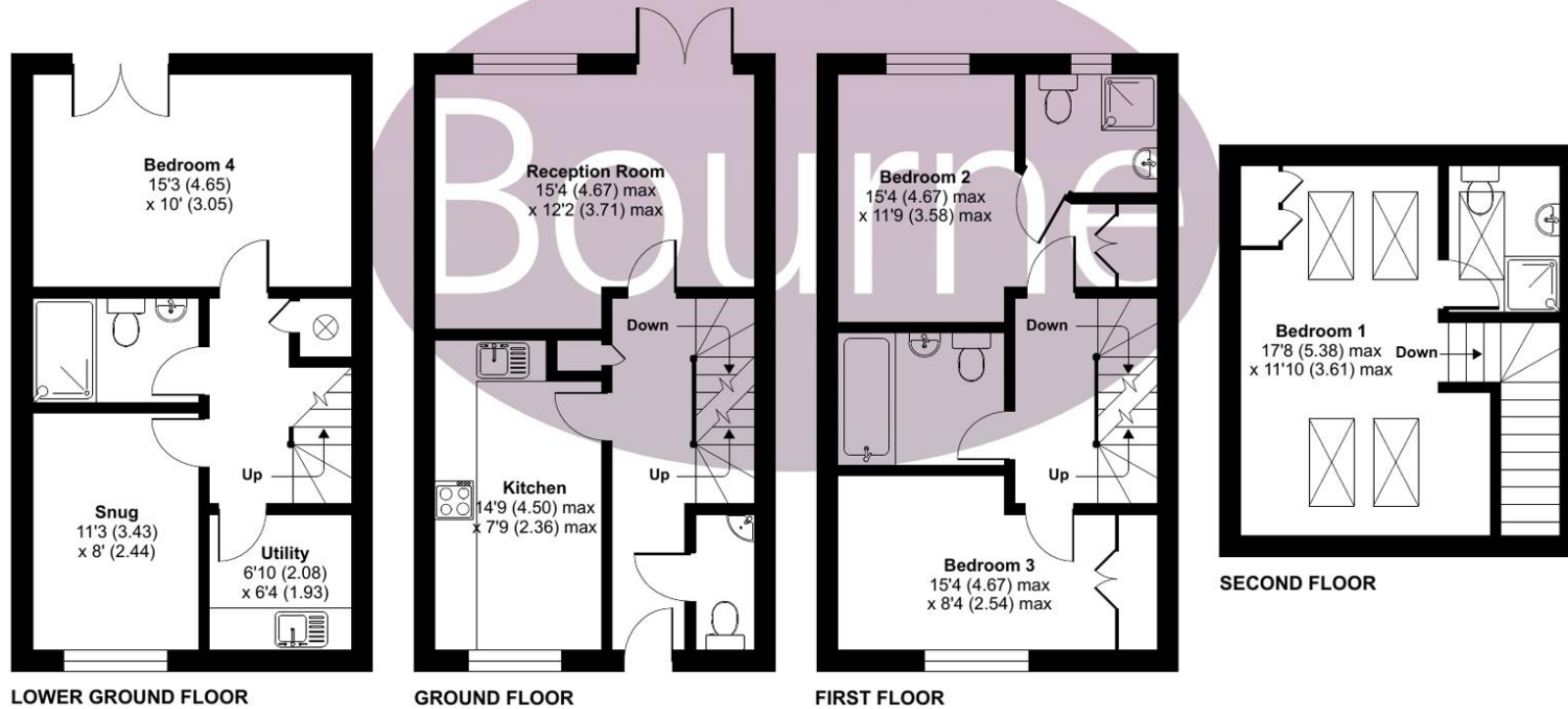


Floorplan

Clement Court, Alton, GU34

Approximate Area = 1533 sq ft / 142.4 sq m

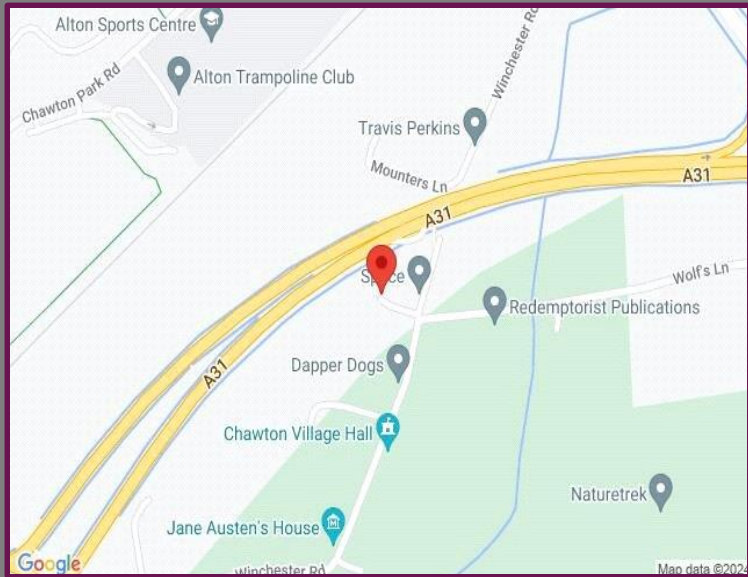
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2023. Produced for Bourne Estate Agents. REF: 1111004

Location

Chawton is a charming village in the South Downs National Park. Providing easy road access to the M3 and A3 for commuting by road, Alton Town Centre is less than 3 miles away and offers direct rail access to London.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C	78	
(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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