



ESTATE AGENTS



Alton, Hampshire

Guide Price £975,000



# Alton, Hampshire

Conveniently situated within easy reach of Alton town, this property offers a sought-after location on an elevated plot with expansive views over fields. Its split-level layout boasts a distinctive design, featuring an atrium window that floods the space with natural light. Extended by the current owner to high standards, the property exudes quality throughout.

The focal point of the home is the spacious kitchen, which spans a generous 30-foot space with a central island and dual aspect views. A cozy sitting and dining area, complete with a woodburner, adjoins the kitchen. High-end appliances, including a double oven, coffee machine, and dishwasher, enhance the kitchen's functionality.

An oak staircase leads to a spacious living room with panoramic views. From this light and spacious room, you can access the study and second study/bedroom five.

Off the main entrance level provides access to two bedrooms, with one of them offering an ensuite facility and access to a courtyard garden. A cloakroom is conveniently situated at this level for added practicality. A turning staircase leads you to the first floor which access bedrooms 1 and 2, the main bedroom with an ensuite shower room and patio doors leading out to the upper-level garden, and the guest bedroom also with patio doors leading to the garden. Completing this part of the landing, you have a family bathroom and access to the living room.

This property's unique design and quality craftsmanship make it a must-see for buyers seeking both style and functionality.

Freehold

- Contemporary Living
- Modern Family Home
- Open Plan Living
- Split Level
- Sought After Location
- 4/5 Bedrooms
- 3 Bathrooms
- Utility Room
- Tandem Garage
- Use Of Cross Fields

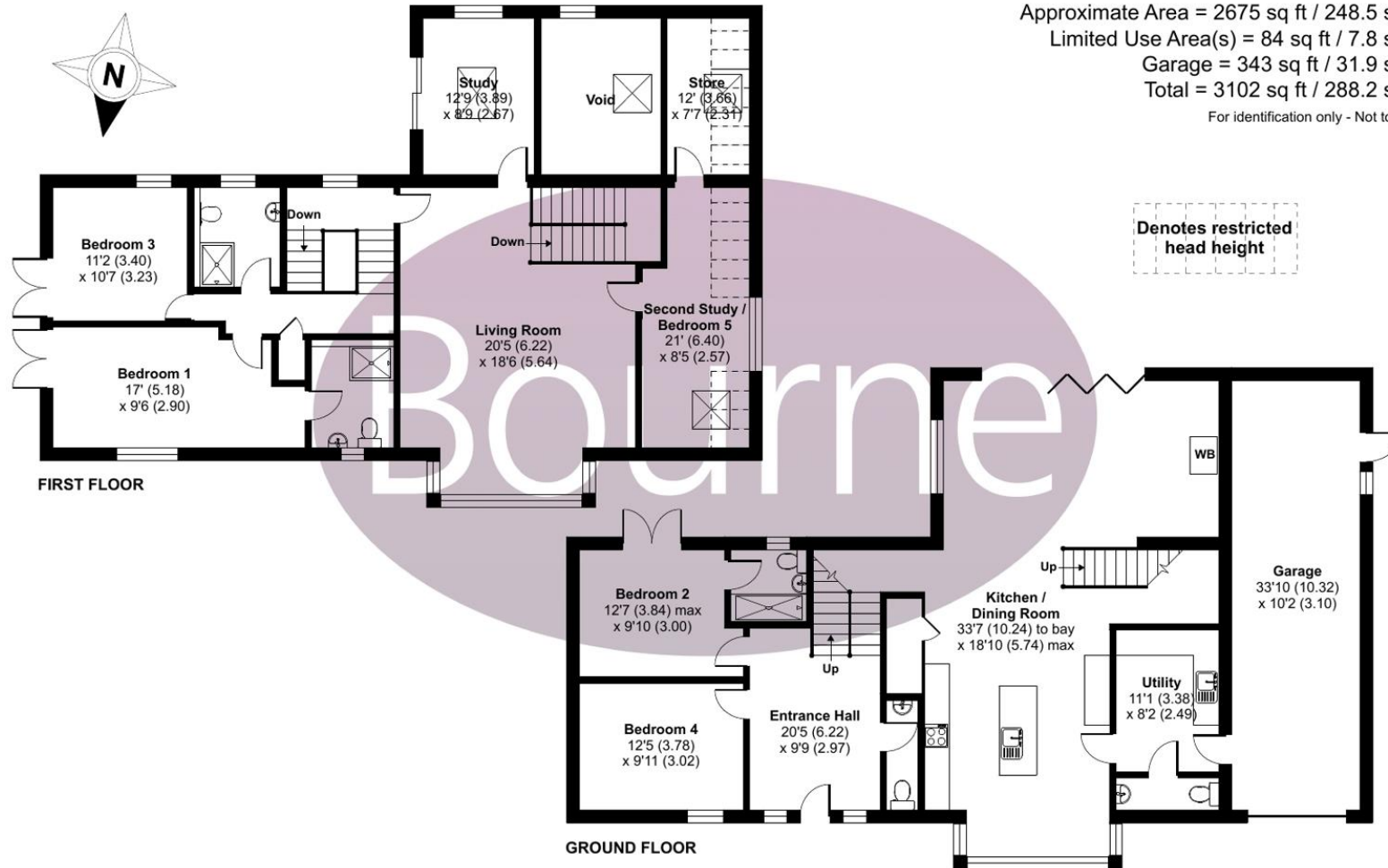


# Floorplan

## Whitedown Lane, GU34

Approximate Area = 2675 sq ft / 248.5 sq m  
Limited Use Area(s) = 84 sq ft / 7.8 sq m  
Garage = 343 sq ft / 31.9 sq m  
Total = 3102 sq ft / 288.2 sq m

For identification only - Not to scale

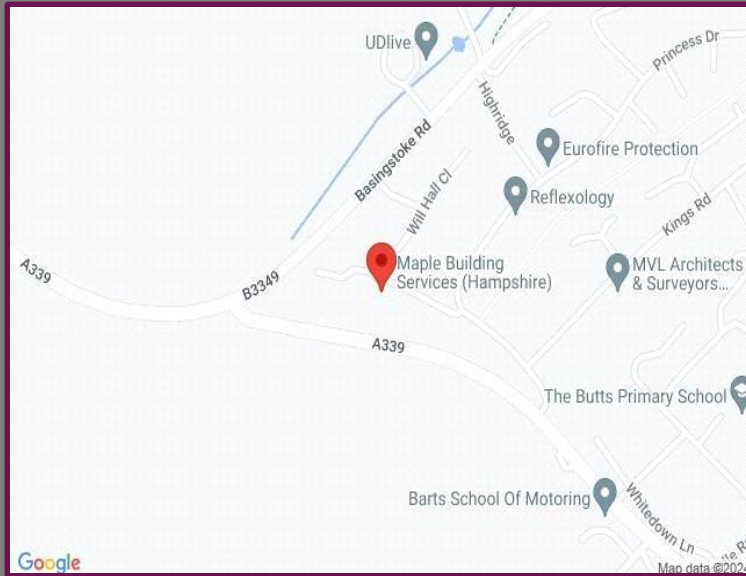
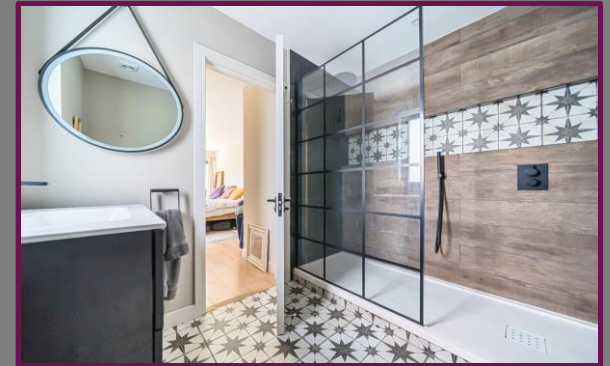


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2024. Produced for Bourne Estate Agents. REF: 1112687



# Location

This property can be found at the end of Kings Road, a popular residential road within walking distance of the town centre. The town provides a variety of shops and restaurants, a bus service and mainline train station serving London Waterloo beyond. By car, the property is conveniently positioned for 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>	72	80
(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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