



ESTATE AGENTS



Alton, Hampshire

£1,200,000

Alton, Hampshire

Offered with no onward chain is this 'Potten' detached home, located in a highly desirable cul-de-sac position to the North of Alton. Hallam House is an individually designed home, offering circa 3359sqft of accommodation including a double garage and is set within grounds of approximately 1/3 of an acre.

Enter the property into the spacious hall where you will find, stairs to the first floor, a tiled floor, vaulted ceiling in the immediate area as you enter, cloakroom with a WC, wash hand basin and doors to the various rooms. Positioned to the front righthand side is the sitting room which has exposed beams which is a classic feature of the Potten design, inglenook fireplace, tiled floor, triple aspect windows with a particularly pleasant front aspect bay window, shutters and open plan through to a snug area. This area has a continuation of the tiled floor, a side aspect window, shelving, shutters and an open fireplace with brick surround, additionally, there is access through to the hall. Positioned to the rear of the hall is the open plan kitchen/dining/family room which measures an impressive 22'3 x 13'2. The kitchen features a range of shaker style wall and base units with stone surfaces over, a free standing central island with breakfast bar, Butler sink and drainer unit, an AGA, pantry, integrated dishwasher, dual aspect windows, a continuation of the tiled floor and also continues through to the dining area. The dining area is also dual aspect and features rear aspect double doors, providing access onto the patio. Completing the ground floor are the study with a rear aspect window and the utility room which has a rear aspect window and door, further wall and base units, space for appliances, sink and drainer unit, a wall mounted boiler and an internal door through to the double garage. The entirety of the ground floor benefits from under floor heating.

To the first floor, there are five double bedrooms. The main bedroom features a vaulted ceiling built in wardrobes and an en suite shower room. The second bedroom also has an en suite and the third bedroom enjoys access to the Jack and Jill bathroom, also accessible from the landing. Additionally, there is a walk-in wardrobe in bedroom three and a pleasant rear aspect Juliet balcony overlooking the garden. Bedrooms four and five are also of good proportion.

The rear garden has an area of patio immediately off the property with an area of lawn beyond. Towards the rear of the garden is a wild garden, well-stocked with a variety of shrubs, bushes and trees. To both sides are hedgerow, providing a good degree of privacy. Additionally, there is side access to both sides of the property. To the front, there is ample driveway parking providing access to the integral double garage with automatic doors which has power, light and a cupboard. The front is also gated and setback from the lane, again providing privacy.

Freehold
Council Tax Band : G

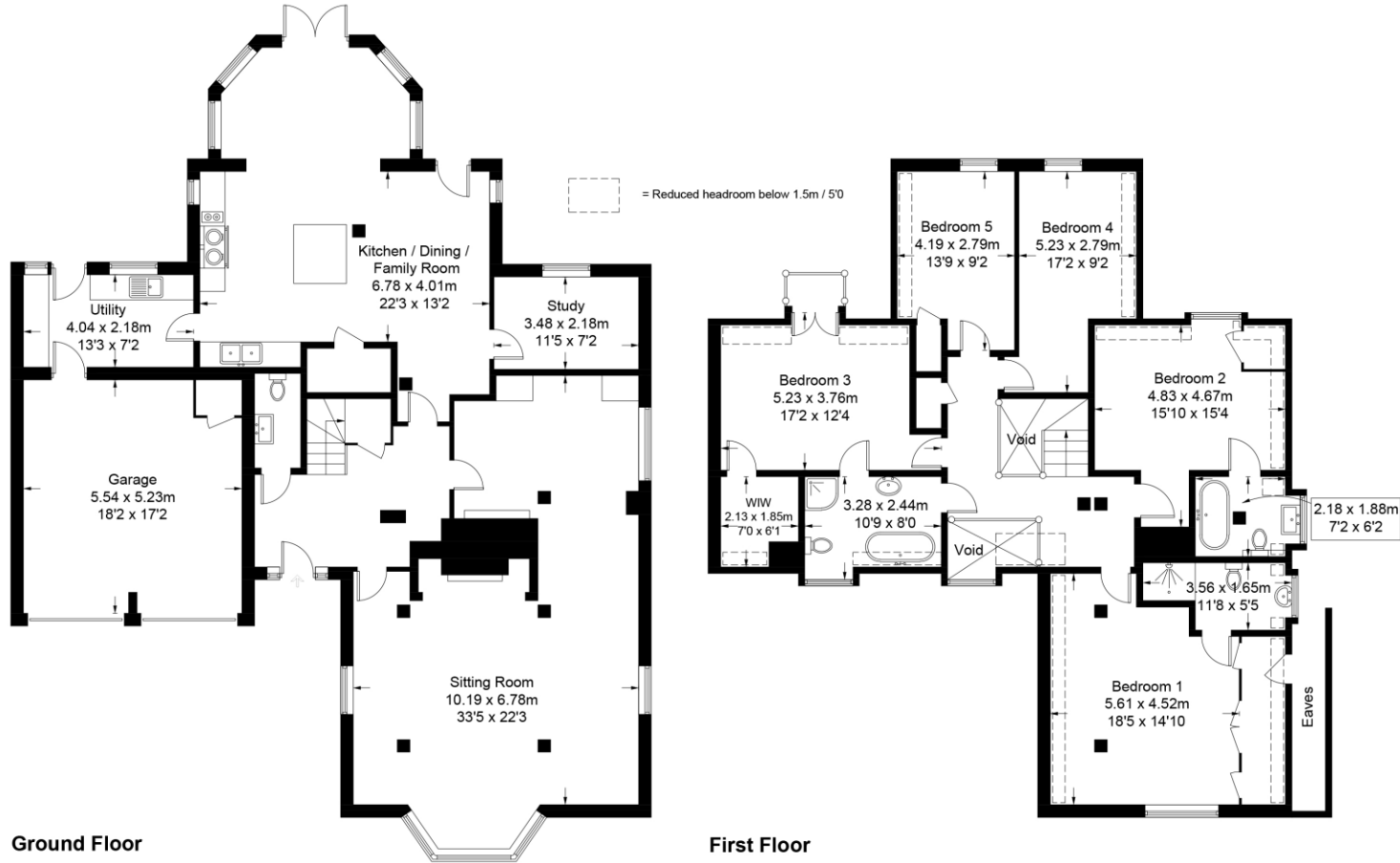
- Five Bedroom Detached
- No Onward Chain
- 22'3 Kitchen/Family/Dining Room
- Open Plan Sitting Room
- Open Fire
- 18'5 Main Bedroom
- Two En Suites
- Jack And Jill Bathroom
- Approx. 1/3 Acre Grounds
- Sought-After Location



Floor Plan

Upper Anstey Lane, GU34

Approximate Gross Internal Area = 309.6 sq m / 3332 sq ft
(Including Garage / Excluding Eaves)

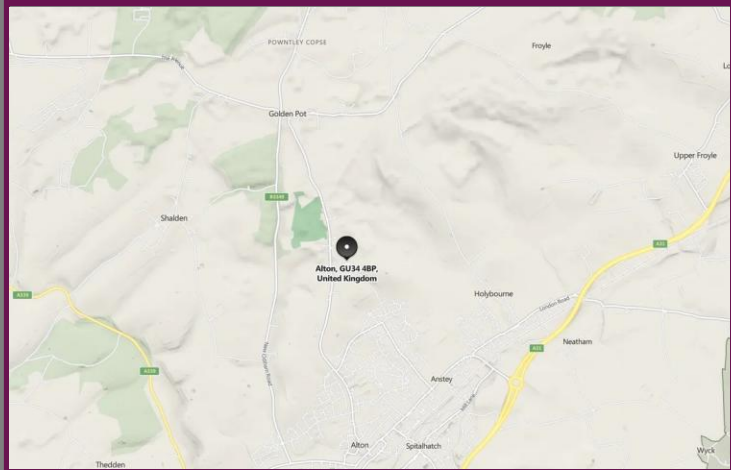


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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. (ID900810)

Location

This delightful property can be found in the parish of Shalden, situated along Upper Anstey Lane which is a no through lane to the north of Alton. Within the town of Alton there is a variety of shops and restaurants, mainline train station serving London Waterloo in just over an hour, Alton college and a selection of schools. The property is also conveniently positioned for access through to the A339 serving Basingstoke and the M3.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 82 B |
| 69-80 | C | 78 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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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