

The logo for Warren Powell-Richards, featuring the company name in white text on a red rectangular background.

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A photograph of Woodward Cottage, a two-story house with a grey slate roof and a brick chimney. The house has a blue textured facade on the left and a cream-colored textured facade on the right. It features several white-framed windows, including two dormer windows on the roof. A wooden door is visible on the left side. The house is surrounded by a grassy lawn, a wooden picket fence, and lush green foliage.

**Woodward Cottage, 14 London Road, Holybourne,  
Alton, Hampshire, GU34 4EG**

# Woodward Cottage, 14 London Road, Holybourne, Alton, Hampshire, GU34 4EG

Price £277,500  
Chain-Free Sale

A charming period semi-detached cottage hidden away in the environs of Anstey Park equidistant to Holybourne village centre and Alton station (commuter rail service to Waterloo - minimum journey time 67 minutes). Reputed to date from the early Victorian era, the property has a wealth of character, 2 double bedrooms and a bathroom upstairs and occupies a little known location set away from the old London Road approached by a footpath. It is the far cottage of a now dissimilar sized pair, the adjoining semi-detached cottage having been converted from two cottages in the original row of three. Exposed joinery is strongly in evidence with pine internal doors and exposed floorboards together with other attractive floors and a fireplace. There is also the benefit of majority uPVC double glazing and a gas heating system serving radiators with individual thermostatic controls.

Set away from the former London Road, the cottage lies within the Anstey Conservation Area and lists not only the Park, the rugby club, Finimore Pavilion, Energique fitness studio, the Convent, Eggar's Senior and Andrews' Endowed Primary schools, bus services and the Queens Head Inn amongst its local facilities. Holybourne village has a general stores/post office, Church of the Holy Rood, a pond, village hall, cricket club and walks into the North Downs and Wey Valley. A Waitrose store is found adjacent to Alton Station within 0.6 mile. The town's High Street, within 0.9 mile, leads to a variety of shops, regular open air market and specialist events, stores such as Sainsbury's and M&S, and a library. The outskirts provide 2 golf courses and Alton sports centre. The A31 connects with Farnham, Guildford and Winchester.

## Ground Floor

Lantern light with glazed panelled front door and side screen to:-

### Entrance Lobby 6' 6" x 4' 11" (1.98m x 1.50m)

Terracotta style tiled floor, dado rails, radiator, fitted wall light. Electric consumer unit and meter. Pitched translucent roof. Further part glazed wooden door to:-

### Reception Hall 9' 10" x 4' 11" (2.99m x 1.50m)

Terracotta style tiled floor, pine dado rail, radiator. Archway opening to utility area.

### Sitting Room 13' 11" x 10' 5" (4.24m x 3.17m)

Double glazed front aspect pair of windows. Natural brick and cast iron fireplace with tiled hearth and pine mantelpiece. Exposed pine floorboards. Radiator, coved ceiling, telephone socket (subject to connection), TV aerial lead. Glazed panelled pine door to hall. Ledged and braced latch pine door to:-

## Outside

### Garden

The front consists of a wide paved path with shingle border contained within a picket fence. The enclosed rear garden has a lawn with bark seating area, paved recessed patio adjoining the cottage with gas meter, outside tap and door to utility area. There is also a timber garden shed (8' 0" x 5' 0" (2.44m x 1.52m)), 'stepping stones' and creeper clad arch to concreted path and further grass/natural area beyond including evergreen and area suitable subject to cultivation for use as a vegetable patch. Rear garden overall measures 57' 0" x 15' 0" (17.36m x 4.57m) excluding paved recesses adjoining cottage.

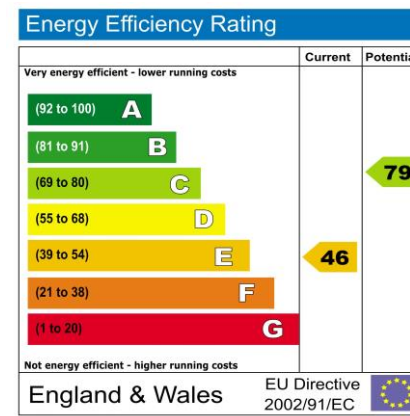
## NB

We have been unable to confirm whether certain items included with this property are in full working order. Any prospective purchaser must accept that the property is for sale on this basis.

## Directions

The cottage is concealed from London Road, Holybourne and approached along a footpath immediately to the left of the Queens Head Inn. From Alton town centre, leave towards Holybourne on Normandy Street becoming Anstey Road and subsequently becoming London Road when passing Anstey Park, the playing fields on the left. The path is immediately beyond the pair of semi-detached houses alongside the park. There are two parking laybys on the left beforehand.

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### **Dining Room 11' 2" x 9' 11" (3.40m x 3.02m) excluding door recess**

Double glazed rear garden aspect. Including chimney breast with shelved pine cupboard and display top at side. Exposed floorboards, hearth. Radiator, pine mantel shelf, thermostat. Ledged and braced pine door to understairs store cupboard - part shelved.

### **Kitchen 9' 5" x 6' 8" (2.87m x 2.03m)**

Double glazed rear garden aspect. Single glazed side window. Terracotta style tiled floor, shelved illuminated display alcove. Fitted with panelled units and beech effect laminated worktops inset with one and a quarter bowl single drainer white sink, tiled splashbacks. Providing floor/corner carousel cupboard, housing and plumbing for washing machine, plumbing for dishwasher and matching wall cupboards. Gas cooker point. Radiator, wall display shelf. Doorway to dining room. Glazed panelled pine door to:-

### **Utility Area 7' 6" x 3' 6" (2.28m x 1.07m)**

Twin aspect. Open plan to Reception Hall. Terracotta style tiled floor, glazed roof, cat flap. Glazed panelled door to rear garden.

### **First Floor**

From dining room, ledged and braced pine door with curved enclosed stairs, handrail and pine panelling to one wall leading to:-

### **Landing**

Hinged hatch with fitted sliding aluminium ladder to loft with light and part boarding.

### **Bedroom One 13' 11" x 10' 6" (4.24m x 3.20m)**

Including part shelved fitted double wardrobe. Double glazed front aspect. Exposed brick chimney breast and pine floorboards. Radiator, TV aerial lead. Ledged and braced pine entry door.

### **Bedroom Two 11' 1" x 9' 11" (3.38m x 3.02m)**

Double glazed rear aspect. One painted wood panelled wall, pine doored built-in cupboard over stairs. Radiator. Ledged and braced pine entry door.

### **Bathroom 9' 7" x 4' 1" (2.92m x 1.24m)**

Double glazed front and rear windows. White suite with chrome finished fittings to pine panelled bath with mixers/hand shower attachment and separate Bristan shower fitting, pedestal wash basin and WC with pine seat. Part tiled walls, chrome heated multiple towel radiator, sliding pine entry door. Fitted cupboard housing Baxi Combi Instant HE gas boiler, airing cupboard alongside, pine top. Hatch to secondary loft.

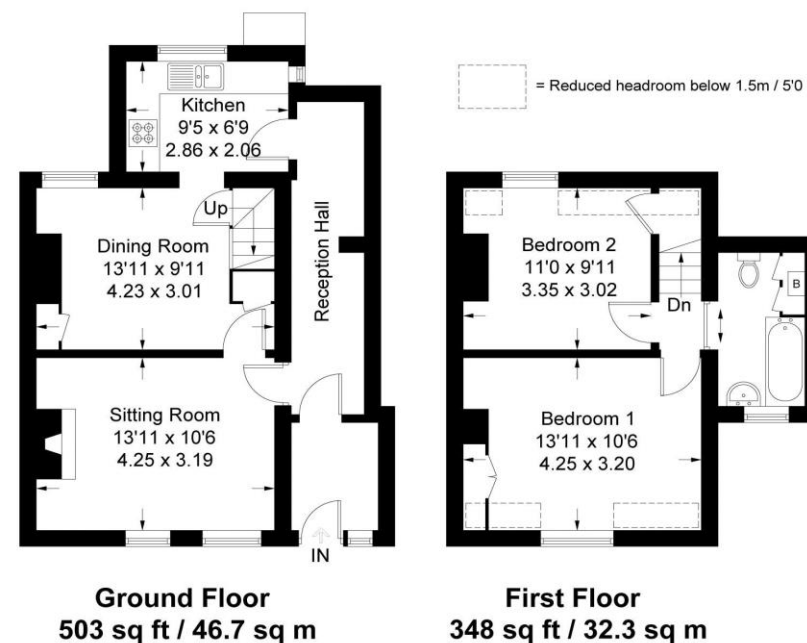


Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2016 (ID266310)

Viewing is by prior arrangement.  
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