



Alton, Hampshire

Offers Over £735,000

Alton, Hampshire

Offered with no onward chain is this charming detached home sat within grounds of just over a 1/3 of an acre with views over neighbouring fields nestled to the north of Alton in the parish of Shalden. The property has two reception rooms, a kitchen/breakfast room and boot room and upstairs four double bedrooms, an en suite and family bathroom. Additionally, there is ample driveway parking and a double detached garage. In our opinion, this property is ripe for extension subject to the necessary planning consents being granted.

Enter the property into the spacious entrance hall which has parquet flooring, stairs to the first floor, a front aspect window, under stairs storage and doors to the various rooms. Positioned to the left of the hall is the sitting room which is triple aspect with a rear aspect bay window, side aspect double doors onto the garden, a continuation of the parquet flooring and an open fireplace. Positioned to the right of the hall is the cloakroom which has a front aspect window, WC, wash hand basin and a shower cubicle. Also positioned to the right of the hall is the dining room which has a rear aspect window and door onto the garden. Completing the ground floor accommodation is the kitchen/breakfast room which features a range of wall and base units with surfaces over, a sink and drainer unit, an AGA, space for further appliances, a rear and side aspect window and a door through to the boot room. The boot room has a side aspect stable door.

Upstairs there are four bedrooms, the master bedroom is dual aspect, has a dressing area and an en suite shower room. The three further bedrooms are double in size and two of them have sinks in. The family bathroom has an enclosed bath unit, WC, a wash hand basin and a front aspect window. Off the landing there is access to the loft.

The grounds of this property wrap around the property offering views over neighbouring fields, there is ample driveway parking located behind electric gates. The garden is mainly laid to lawn with well-stocked borders, a post and rail fence and towards the entrance a double detached garage.

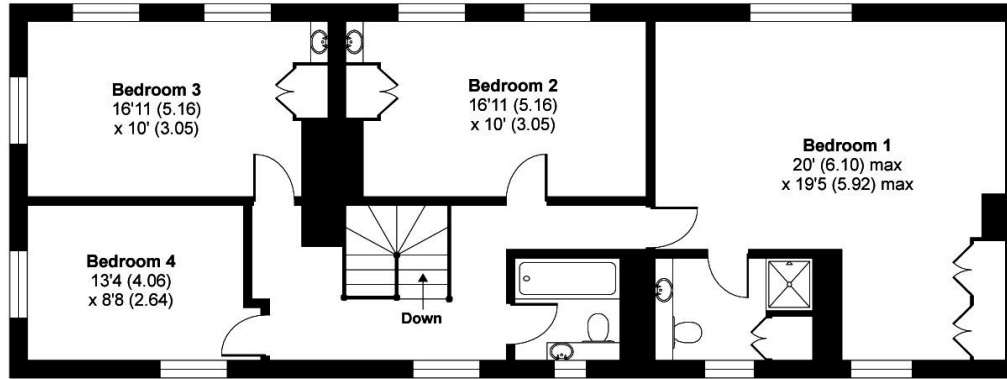
- Four Bedroom Detached
- Triple Aspect Sitting Room
- Open Fireplace
- Kitchen/Breakfast Room
- Downstairs Shower Room
- Dining Room
- En Suite Shower Room
- Double Detached Garage
- Just Over 1 /3 Acre Plot
- No Onward Chain



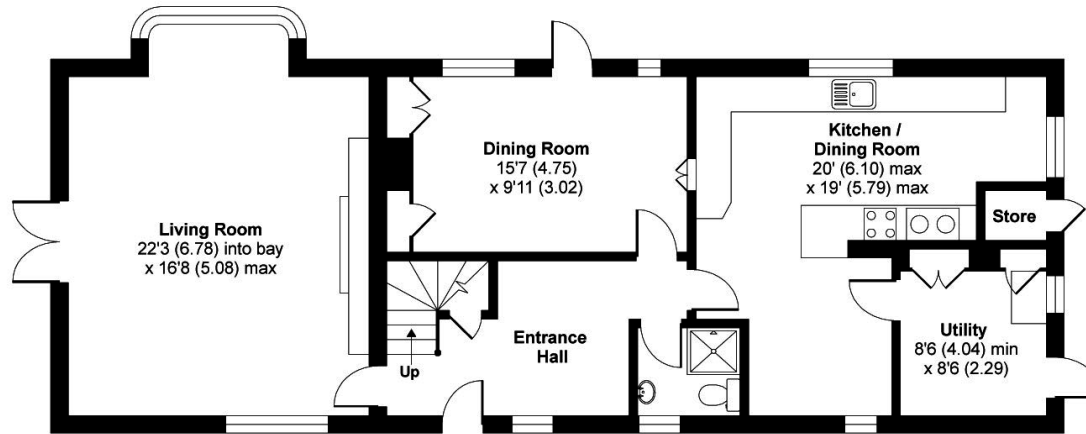
Floor Plan

Overbury Cottage, Old Odiham Road, Alton, GU34

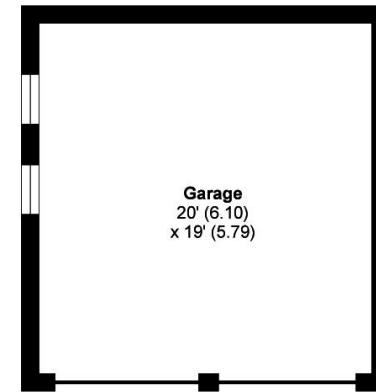
APPROX. GROSS INTERNAL FLOOR AREA 2547 SQ FT 236.6 SQ METRES (EXCLUDES STORE & INCLUDES GARAGE)



FIRST FLOOR



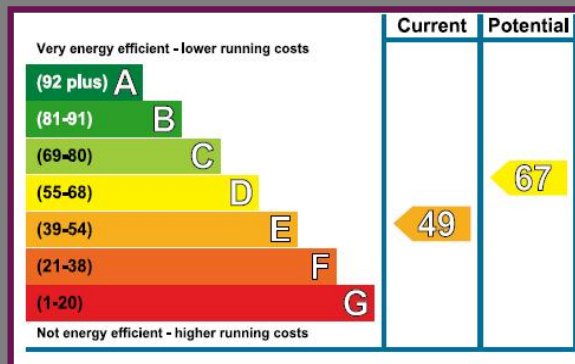
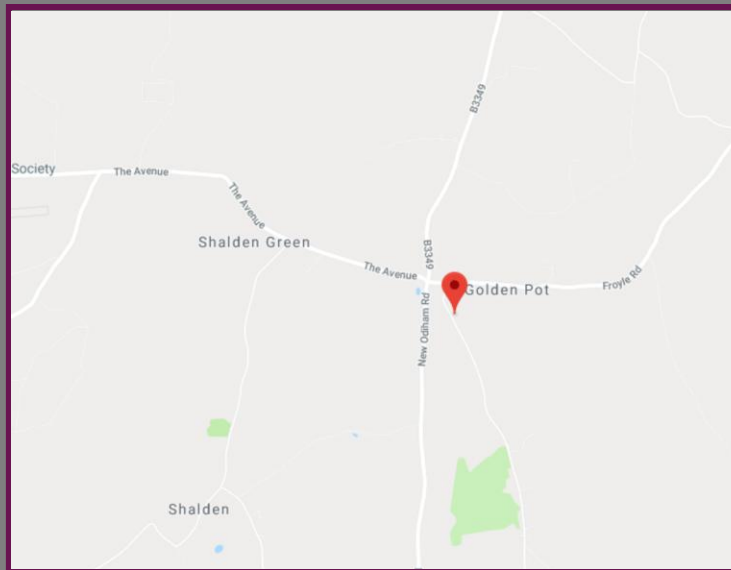
GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Location

This property can be found on the Old Odiham Road to the north of Alton town and near Alton Golf Club. The town centre which is within a convenient drive of the property provides a variety of shops and restaurants, a bus service and the mainline train station serving London Waterloo.



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.