

1 Rectory Cottages

Price £645,000

East Worldham, Alton, Hampshire, GU34 3AW

warren
powell-richards





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Price £645,000 Freehold

- Alton train station within 2.2 miles
- Village pub within 0.2 mile
- Kingsley Centre shop and post office 2.7 miles
- School within 2.6 mile

A beautifully presented 4 bedroom house appointed to a high specification with stunning views across open countryside.

- 4 Double bedrooms
- Large open plan kitchen/dining space
- Living room with wood burner
- Attractive gardens
- Utility room & cloakroom
- Family bathroom & en-suite
- Parking for several vehicles
- Reception hall/study



DESCRIPTION

Reputed to date from circa 1830, the property has an eye catching multi gabled appearance. The ground floor accommodation has been designed with family living in mind, with a large kitchen/dining area with bespoke cabinets and granite worktops and double doors leading to the rear garden. The double aspect living room has oak flooring and a woodburning stove. There is also the benefit of a good size utility room and a downstairs cloakroom. To the first floor there are 4 double bedrooms, the master with en-suite shower room and a family bathroom. Heating is provided by an oil system with thermostatically controlled radiators. The rear garden enjoys distant views extending across the Wey Valley to the North Downs.

DIRECTIONS

From Alton, take the B3004 towards Kingsley. Proceed to East Worldham. Then turn second left after the Three Horseshoes Inn towards Wyck. Upon reaching open countryside, turn immediately right beside Wood Field Close and the fields along a tarmac style driveway to reach Old Rectory Court.





LOCATION

Old Rectory Court lies on the country outskirts of the delightful village of East Worldham. In keeping with village traditions, East Worldham has St Mary's Church, the Three Horseshoes Inn, a village hall, numerous footpaths, byways and bridleways over the encircling countryside including the 21 mile long Hangers Way and bus services. Worldham 18 hole golf course is adjacent with Alton's Georgian influenced High Street within only 2.5 miles drive - railway station, London, Waterloo - minimum journey time 67 minutes. This old market town has diverse shops, stores including Waitrose, Sainsbury's and M & S, primary and senior schools, Alton College and a sports centre. Old Rectory Court lies within the South Downs National Park.

COUNCIL TAX

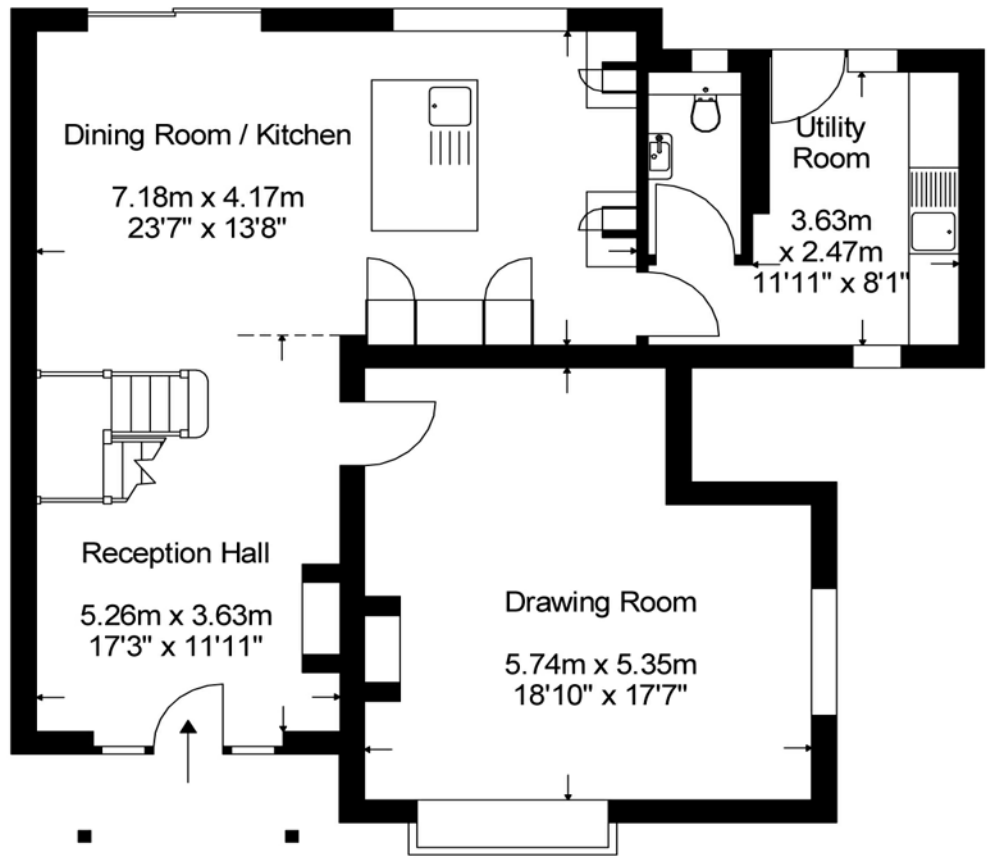
Band F
East Hampshire District Council.

SERVICES

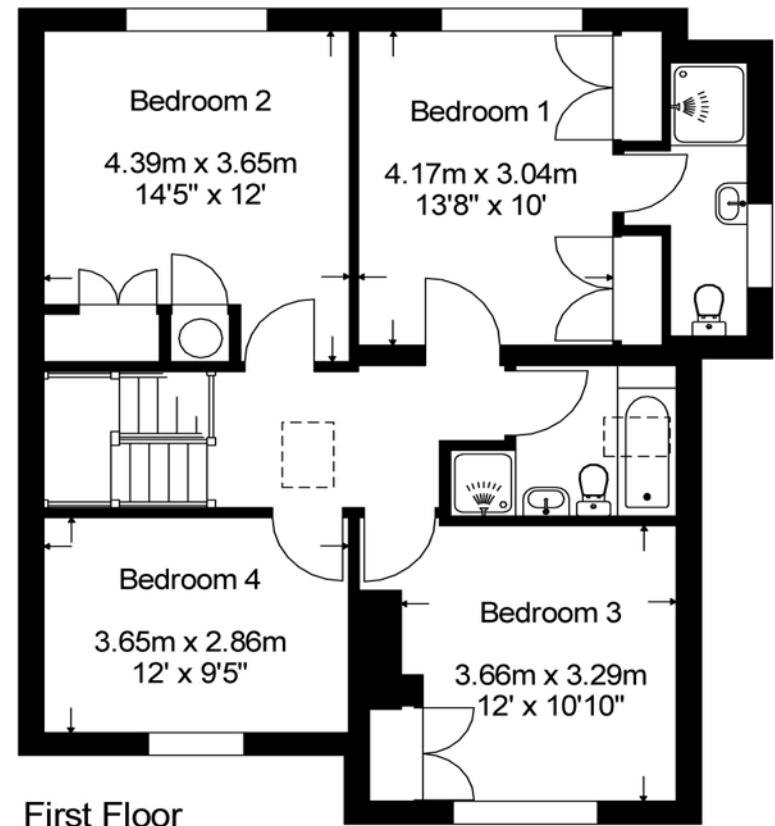
Oil fired central heating, private drainage.







Ground Floor



First Floor

Approximate gross internal area

169.46 sq.m. 1824 sq.ft.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	68
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

England, Scotland & Wales EU Directive 2002/91/EC

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