

12 Wickham Close

Alton, Hampshire, GU34 1RR

Guide Price £450,000

wpr



12 Wickham Close,

Alton, Hampshire, GU34 1RR

Guide Price £450,000 Freehold

- Butts Green 400 yards
- Alton Sports Centre 700 yards
- High Street 0.83 mile
- A31 0.84 mile
- Station 1.36 mile

A beautiful and fashionably displayed family house with an outstanding and enormous rear garden which enjoys a south westerly orientation and backs directly with access via a gate to expansive meadow land and leading to the locally renowned Ackender woods. Also of some significance is that the current owner has obtained planning permission for a 2 storey extension. Details are available to view on the East Hampshire Planning website reference no. 50494/002

- Fashionably equipped kitchen
- Open plan living dining room with a bank of French windows to the garden
- Utility area with additional outside door
- Downstairs cloakroom
- 3 bedrooms
- Recently refitted bathroom
- Expansive front courtyard parking
- Detached garage
- Outstanding garden with gate to open meadows
- Gas heating and double glazing

DESCRIPTION

A superbly positioned semi-detached family house set within a quiet and very popular residential close. The benefits of this property are numerous and include an extremely large south west facing garden, planning permission to enlarge, quiet, family friendly location and immediate access to all local amenities.



LOCATION

Strategically positioned for The Butts, an historic green, Alton Sports centre and routes to neighbouring towns. Wickham Close is an established residential close containing a variety of detached, semi-detached and terraced houses with the locality affording not only The Butts but also The Butts Primary School, walks in Ackender Wood, The French Horn Inn the Watercress Steam Railway Line, Chawton Park doctors surgery and a number of interesting clubs the Community Hospital and historically the remains of the old Alton- Basingstoke railway line. Whilst the High Street is under a mile away, less on foot, the location allows access via the A31 to Farnham, Guildford and Winchester. The A339 to Basingstoke and B3349 to the M3 junction 5. The town centre has High Street shops, Sainsbury's, M&S, Waitrose and Boots stores, market events, senior schools, The Alton School, HSDC Alton College, a station (Waterloo line) churches of several denominations and fitness clubs with 2 golf courses on the outskirts.

DIRECTIONS

From Alton town centre proceed westwards to the end of the High Street on Butts Road towards Winchester. Upon reaching The Butts Green turn right onto Whitedown Lane. Then turn second left into Beechwood Road. Continue ahead into Wickham Close where the house can be found nearly in front of you.

COUNCIL TAX

Band D - East Hampshire District Council.

SERVICES

All mains services.



78 High Street, Alton, Hampshire, GU34 1EN
t: 01420 87379 e: alton@wpr.co.uk

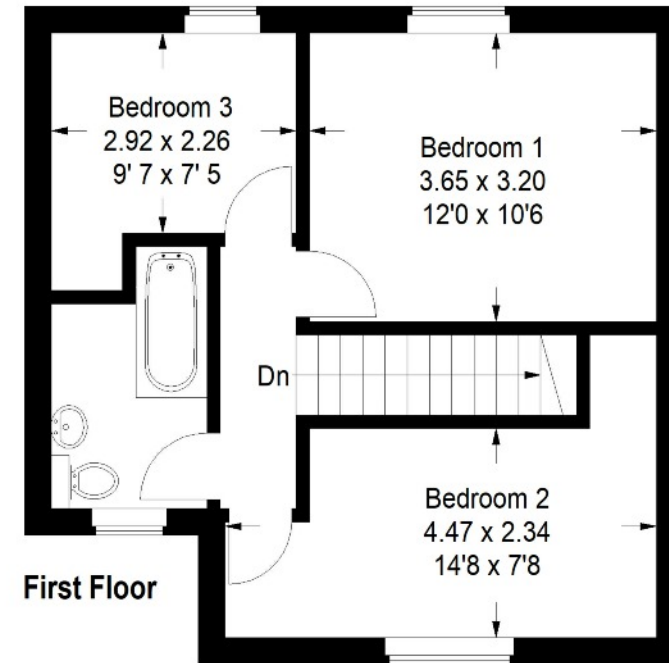
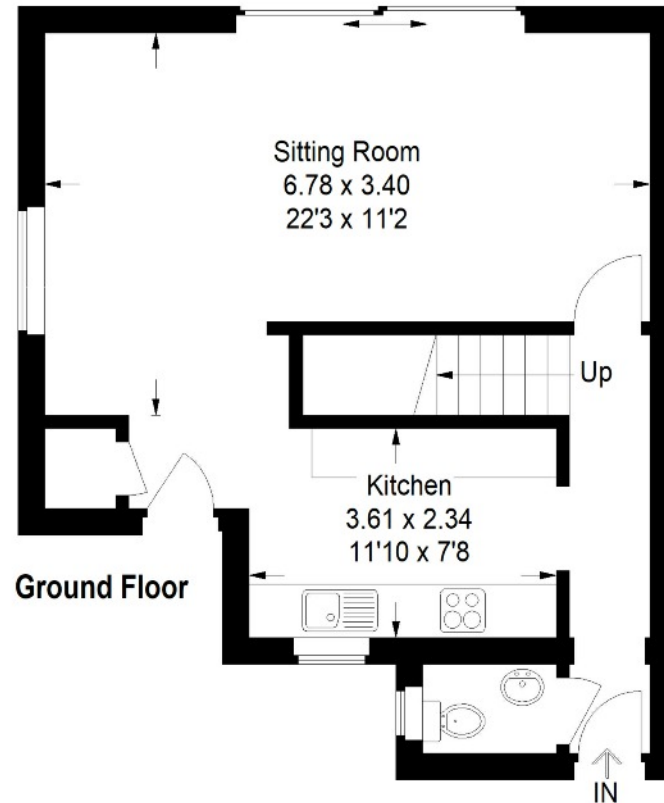
VIEWING

Strictly by prior appointment with Warren Powell-Richards



Wickham Close, Alton

Approximate Gross Internal Area = 90.2 sq m / 971 sq ft



This plan is for representation purposes only. Reproduced from plans supplied by the agents. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures quoted should not be used as a basis for valuation.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92+)		
A	(81-91)		88
B	(69-80)		
C	(54-68)		
D	(39-53)		
E	(21-38)	51	
F	(1-20)		
G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Office Locations: Alton • Farnham • Godalming • Grayshott • Haslemere • London

CPRKD328032

Property details are a general outline and do not constitute any part of an offer or contract. Services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fittings and fixtures are not included unless specifically described. Measurements, distances and areas are approximate and for guidance only. This material is protected by laws of copyright.