

7 Windsor Close

Alton, Hampshire, GU34 1QU

Price £650,000

wpr



7 Windsor Close

Alton, Hampshire, GU34 1QU

Price £650,000 Freehold

- Town centre within 0.7 mile
- Water meadows & Ackender Wood nearby
- Road routes to Basingstoke & M3
- The Butts primary school

Completely refurbished to a high standard, a well proportioned 1972 built detached house with a double garage, driveway and south easterly facing rear garden in a favoured small close in the Highridge area enjoying lovely views over countryside.

- Stunning open plan kitchen/dining room
- Large living room
- Family room
- Utility room
- 3 double bedrooms
- Dressing area and en-suite
- Double garage & driveway
- Downstairs cloakroom

DESCRIPTION

A light and spacious detached house with elevated views to North Downs rolling countryside. The property was built by B W Taylor & Co Developments Ltd and provides a large living room opening to the garden, a modern kitchen with doors to the patio, family room and utility. There is replacement double glazing and gas central heating throughout.



LOCATION

Windsor Close is elevated above Princess Drive in the Highridge area of Alton, a favoured residential setting of mainly detached properties of varying styles, sizes and designs dating from the post war era. The neighbourhood has walks out into open countryside and Ackender Wood, whilst the adjacent town centre has High Street shops with weekly open air market and specialist events, stores such as M & S, Boots and Iceland, an in-town Sainsbury's, hotels and restaurants, a library, museum and gallery, and station (Waterloo line), Waitrose and Aldi stores beyond. Also there are primary and senior schools, Alton School, HSDC Alton College, a sports centre, town and village pubs, and two outlying golf courses. Known for its historical connections with the English Civil War and the hopfields which used to proliferate the area. Alton occupies a strategic location for London, the airports, neighbouring commercial centres, and the M3 and Thames Valley to the north.

DIRECTIONS

From the row of banks on High Street, Alton, turn right alongside Boots the Chemist up Market Street continuing ahead towards Basingstoke on Lenten Street. After passing the Market Square on the left, turn third left up Ackender Road and immediately turn right into Queens Road. Turn first right into Princess Drive and then third left into Windsor Close, where the property is straight ahead.

SERVICES

All mains services.

COUNCIL TAX

Band F - East Hampshire District Council .



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

VIEWING

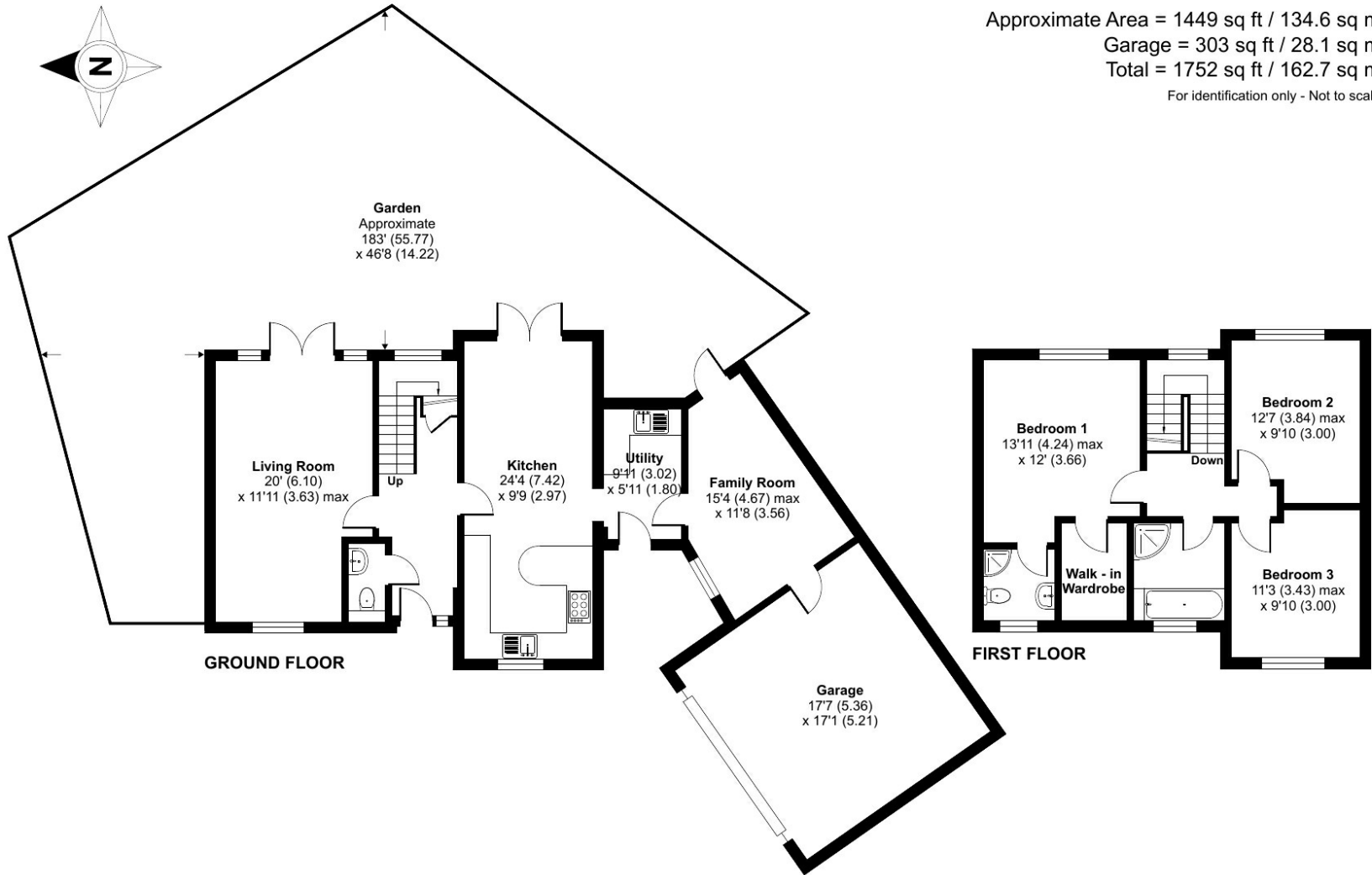
Strictly by prior appointment with Warren Powell-Richards.



Windsor Close, Alton, GU34

Approximate Area = 1449 sq ft / 134.6 sq m
 Garage = 303 sq ft / 28.1 sq m
 Total = 1752 sq ft / 162.7 sq m

For identification only - Not to scale



RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Warren Powell-Richards. REF: 1090482

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		84
	B		
	C	74	
	D		
	E		
	F		
Not energy efficient - higher running costs	G		

England & Wales EU Directive 2002/91/EC

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

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.