

wpr

# 4 Tulip Mews

Holybourne, Alton, Hampshire, GU34 4BF

Price £650,000





## 4 Tulip Mews

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Price £650,000 Freehold

- Opposite Anstey Park
- 3 Schools and nursery nearby
- Alton Station 0.8 mile
- High Street 1 mile

A high calibre, well presented 5 bedroom detached house built in 2012 to an individual plan within a select 5 unit mews on the Holybourne village/Alton borders.

- 2 en-suites & family bathroom
- Study/separate dining room
- Living room
- Kitchen/breakfast room
- Garage with utility area & double drive
- No onward chain

### DESCRIPTION

A fantastic family home with energy conscious specification with air source heat pump - zonal under floor heating downstairs, radiators upstairs with majority thermostatic valves. There are oak veneered internal doors with chrome ironmongery handles, contemporary skirtings and architraves, and engineered oak floors to reception areas. The high gloss cream breakfast kitchen has chrome handles and granite worktops with integrated appliances. The major rooms enjoy the south easterly rear garden aspect.





## LOCATION

Tulip Mews is a high quality mews development of just 5 individually crafted houses, 3 being detached and the other a pair of link attached homes, occupying a tucked away level location within the Anstey Conservation Area on the western borders of Holybourne village with the recreational space of Anstey Park opposite and Alton Station providing not only a commuter rail service to Waterloo (minimum 67 minutes) but also a Waitrose store alongside. Nearby facilities include Eggar's senior, Andrews' Endowed primary and Alton Schools, the Church of the Holy Rood, a general stores/post office, village pond and cricket ground, inns, fitness club and country walks. Alton, an old market town, has individual and multiple shops, stores such as Sainsbury's and M&S, a library, churches and a sports centre with 2 golf courses on the outskirts. The A31 allows easy access between Winchester and Guildford.

## DIRECTIONS

From central Alton, proceed via the Queen Elizabeth Place mini-roundabout away from the town on Normandy Street/Anstey Road. Upon reaching Anstey Park's open space on the left, the road becomes London Road where Tulip Mews is on the right immediately after a period house called Claines.

## SERVICES

Mains electricity, water and drainage. Heating via air source heat pump.

## COUNCIL TAX

Band F - East Hampshire District Council.



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## VIEWING

Strictly by prior appointment with Warren Powell-Richards.



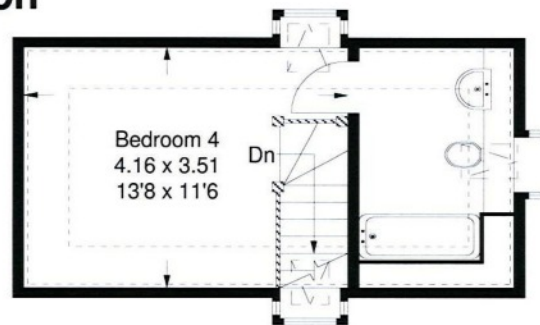
# Tulip Mews, Alton

**FLOORPLANZ © 2012**  
**0845 6344080 Ref 95808**

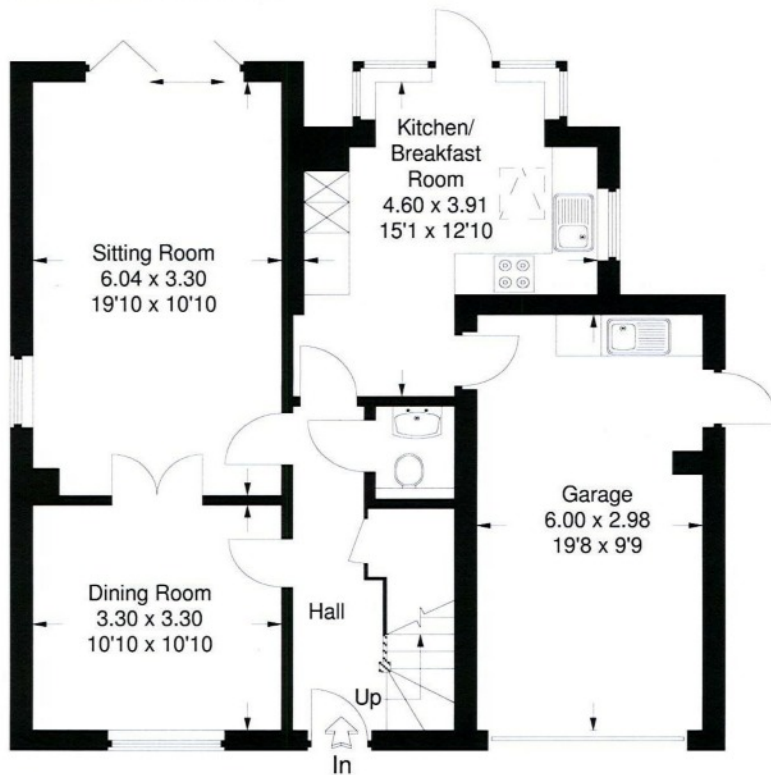
This plan is for layout guidance only. Not drawn to scale, unless stated. Windows & door openings are approximate.

Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

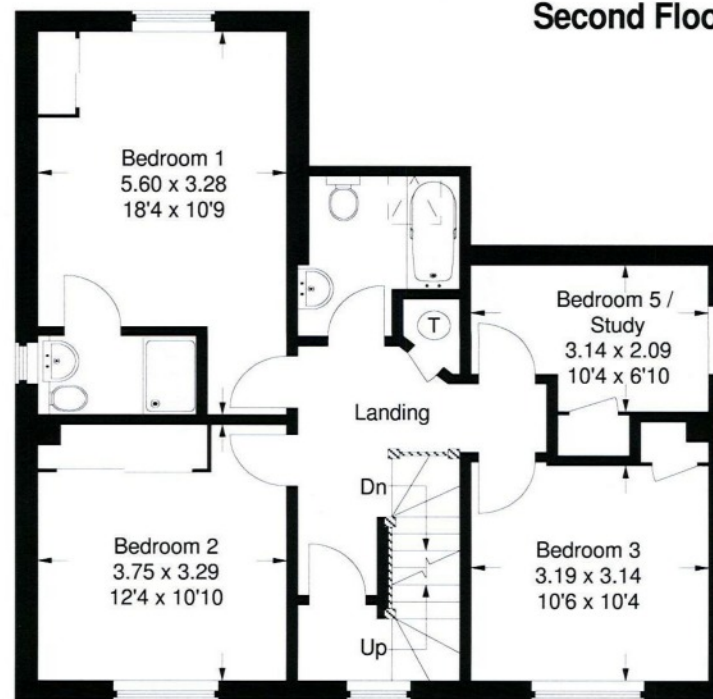
Approximate Gross Internal Area :-  
 170 sq m / 1830 sq ft  
 (Including Garage)



**Second Floor**



**Ground Floor**



**First Floor**

Energy (Energy Rating)		Environmental (CO2) Impact Rating	
Current	Target	Current	Target
Energy Rating: E	Energy Rating: C	CO2 Rating: F	CO2 Rating: D

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

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