

89 Basingstoke Road

Alton, Hampshire, GU34 1QJ

Price £489,950

wpr





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Price £489,950 Freehold

- Alton Station 1.4 mile
- Market Square town centre 0.6 mile
- A31 trunk road 1 mile
- Easy access to Basingstoke

A truly lovely Victorian semi-detached house with private parking and forward views over meadows and countryside

- Sitting room with views and fireplace
- Formal dining room
- Kitchen breakfast room/bedroom
- 2 generous bedrooms
- Independently accessed first floor bathroom
- Bonus attic room
- Front and rear gardens
- Tarmacked double parking bay
- Gas heating and double glazing
- Potential electric car charging



DESCRIPTION

The property is a well presented classic Victorian semi-detached house set in a slightly elevated position taking full advantage of the glorious rural views to the front. The property boasts many benefits which include formal private parking to the rear, a bonus attic room with a Velux window accessed from the landing via a proper staircase. The property also benefits from gas central heating and double glazing. There is a shed in the rear garden for storage which has an electric supply which can be used for charging Hybrid and electric cars.

LOCATION

The property is elevated above the Basingstoke Road and is located on the western country outskirts of Alton town with a view across the road over the water meadows near the source of the River Wey and over fields beyond towards Hungry Copse. There are walks up Brick Lane and alongside Ackender Wood. The property is also strategically placed for routes to Basingstoke and the M3 motorway, yet within 0.6 mile is the town's High Street with its Georgian facades, various shops, including Sainsbury's and M&S stores and Market Square. Educationally, Alton has primary and senior schools, Alton School and HSDC Alton College. For the rail commuter Alton's station links with Waterloo (minimum journey time 67 minutes). Additional facilities include further stores such as Waitrose, churches, fitness clubs, a museum and gallery, restaurants and inns, a sports centre and two outlying golf courses. This represents a great opportunity to acquire a character home with the best of both town and country life.





DIRECTIONS

From The Swan Hotel on the High Street drive up beside Boots The Chemist up Market Street and continue ahead towards Basingstoke becoming Lenten Street and then the Basingstoke Road. At the B3349 mini-roundabout proceed ahead again towards Basingstoke and turn second left into Will Hall Close. The house is the last house on the Basingstoke Road before the close.

COUNCIL TAX

Band C - East Hampshire District Council.

SERVICES

All mains services.



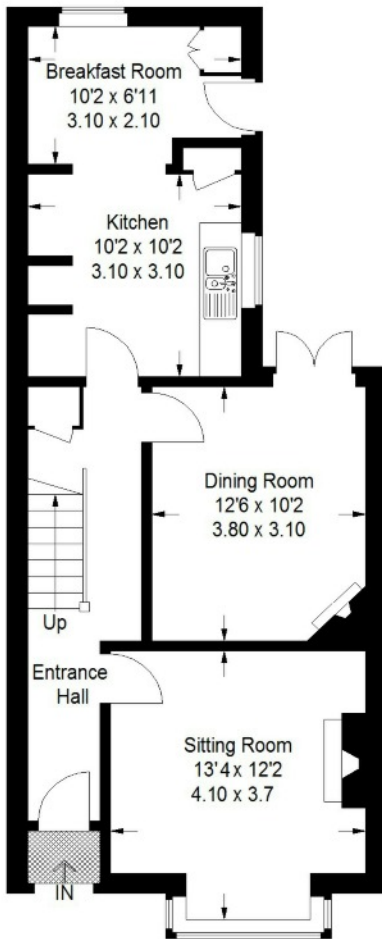
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VIEWING

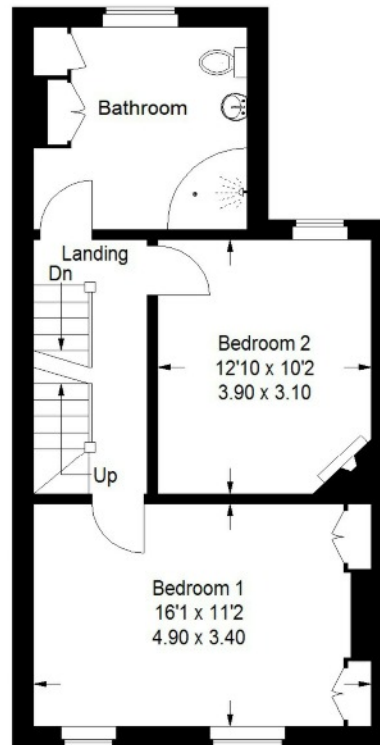
Strictly by prior appointment with Warren Powell-Richards



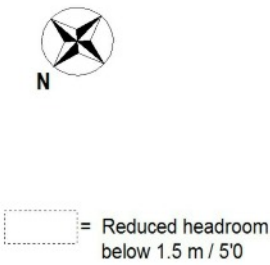
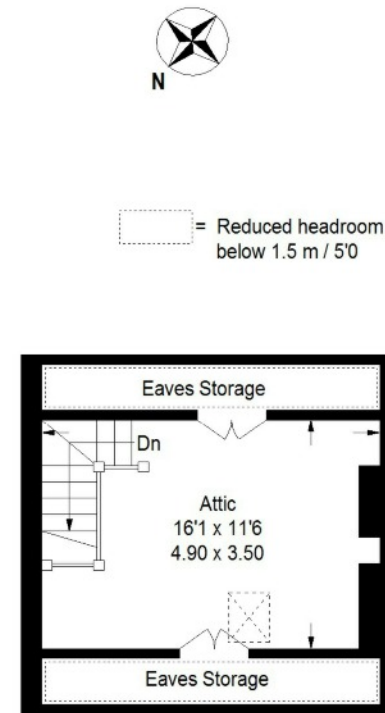




Ground Floor
584 sq ft / 54.3 sq m



First Floor
502 sq ft / 46.6 sq m



Second Floor
274 sq ft / 25.5 sq m

Approximate Gross Internal Area
(Including Attic / Reduced Headroom / Eaves Storage)
1360 sq ft / 126.4 sq m

Illustration for identification purposes only, measurements are approximate, not to scale.
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Energy Efficiency Rating		Current	Potential
Easier energy efficient - lower running costs			
(92+)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	64	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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