

34 Grebe Close

Alton, Hampshire, GU34 2LR

Price OIEO £549,950

wpr





34 Grebe Close,  
Alton, Hampshire, GU34 2LR

Price OIEO £549,950 Freehold

- Alton station 1.1 miles
- Alton High Street 0.8 miles
- A31 junction 1.6 miles
- Anstey Park 0.8 mile

An immaculately presented 4 bedroom detached house set in an elevated position within a quiet cul-de-sac location on the edge of Alton.

- 4 bedrooms
- 2 reception rooms
- Kitchen & separate utility room
- 2 bathrooms & cloakroom
- Good sized garden with a westerly orientation
- Garage and off road parking
- Quiet cul-de-sac location
- Countryside views

#### DESCRIPTION

This well planned, spacious and immaculately presented family home is set over three levels and is light and airy throughout. On entering the property you are greeted by a spacious hallway with doors leading to the utility room and garage. The living accommodation is all on the first floor with the dining room at the front enjoying countryside views and the living room at the rear of the property has an open fire and benefits from French windows leading to the patio and garden. The spacious kitchen and cloakroom are also on this level.





On the second floor there are 4 bedrooms, 3 of which have fitted wardrobes. The main bedroom has an en-suite shower room and enjoys spectacular views. The family bathroom has a bath with power shower overhead. To the front of the property there is plenty of off road parking together with a lawned area and side access on both sides leading to the large rear garden. This is an easy to maintain garden and is mainly laid to lawn together with a patio area and a number of mature shrubs and hedging.

### LOCATION

The property is set well back from the road in a popular residential cul-de-sac of other properties of varying styles and designs. Local landmarks include Wooteys primary schools, HSDC Alton College, shops on Southview Rise, and Alton Golf Club. There are also town and country footpaths. Alton, an old market town, has High Street shops which include, Sainsbury's, M&S, Waitrose and Boots. There is also a station (Waterloo line), two senior schools, Alton School, churches of several denominations, and a sports centre. The town also retains a weekly open air market and specialist events including associations with its battle in the English Civil War and its brewing history.

### DIRECTIONS

From the Crown Hotel mini-roundabout at the top of High Street, Alton, turn up Church Street towards Alton College. Continue straight ahead at the next mini-roundabout passing the College on the right. Then turn 2nd right into Gilbert White Way. Turn 1st left into Grebe Close and bear left where the house is on the right hand side.

### COUNCIL TAX

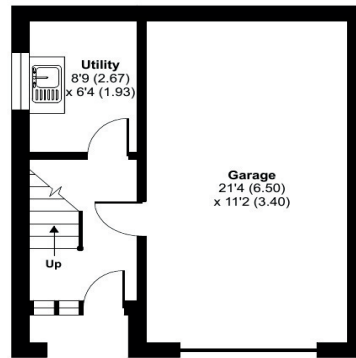
Band F - East Hampshire District Council

### SERVICES

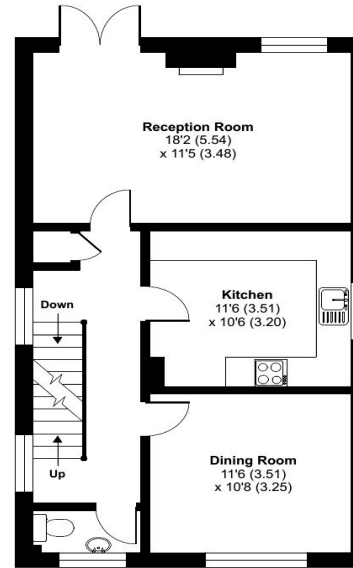
All mains services.







LOWER GROUND FLOOR



GROUND FLOOR

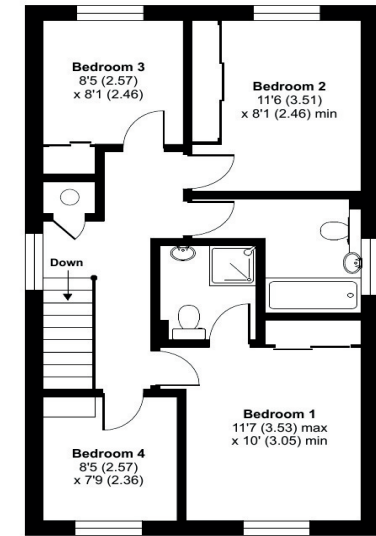
## Grebe Close, Alton, GU34

Approximate Area = 1338 sq ft / 124.3 sq m

Garage = 246 sq ft / 22.8 sq m

Total = 1584 sq ft / 147.1 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Warren Powell-Richards. REF: 1035781

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		68	80
England & Wales			
www.epc4u.com			

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