

71 Victoria Road

Alton, Hampshire, GU34 2DF

Price Guide £381,750

warren
powell-richards



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Price Guide £381,750 Freehold

- High Street & Station within 0.3 mile
- Alton Infants School nearby
- Waitrose store beside Station
- Alton College also nearby

A particularly charming bay fronted semi-detached cottage enhanced in harmony with its circa late Victorian origins affording 3 bedroom accommodation with an extensive ground floor and on-site parking for 2 cars in an airy corner setting.

- 20' 7" x 13' dining room / kitchen
- Sitting room + woodburner
- Scullery, cloakroom & hall
- 4 piece upstairs bathroom
- Salus internet heating control
- Delightful gardens + shed

DESCRIPTION

Lovingly restored and enlarged this century, the cottage has harnessed the natural charm and restful ambience of the 1900 era having originated as one of an individual pair known as Rosemount Villas. The landmark living dining kitchen opens to the progressively widening enclosed rear garden and has a part vaulted ceiling, handpainted farmhouse style furniture with oakblock worktops and an island unit, large Butler sink, a Travertine floor and Belling Classic range gas and electric cooker with a hood. Complementary characteristics include stripped wooden doors with ornate architraves and deep skirtings, an eclectic collection of fireplaces (open brick fireplace in the dining room), double glazed sash windows, exposed floorboards and 8' 11" (2.72 metres) high ceilings upstairs. There is also white sanitaryware and a gas heating system with thermostatic radiators and a Vaillant ecoTec plus 831 combination boiler.



LOCATION

The cottage proudly sits on a progressively widening corner location of Victoria Road and Youngs Road, both delightful side residential roads lying at the 'top of the town' directly adjacent to Alton's historic centre. Neighbouring properties are of earlier and slightly later ages much varying in design and size. The town centre has major and family shops, stores such as M&S, Sainsbury's, Boots and Iceland, weekly open air markets and specialist/farmers events, a library, cultural facilities, churches, restaurants, hotels and inns. The neighbourhood includes St Lawrence Church with its adjacent primary school and Amery Hill Senior School, Anstey Infants School, Alton College, shops on Normandy Street, a Waitrose store, the Palace Cinema, St Mary's RC Church and Alton House Hotel with the Station just beyond (Waterloo minimum journey time 67 minutes). Nestling in the Wey Valley, walker-friendly Alton is steeped in civil war, Jane Austen and brewing history and also has a leisure/sports centre and 2 outlying golf courses.

DIRECTIONS

From the Palace Cinema mini-roundabout at the North Eastern end of Drayman's Way/Orchard Lane, Alton's inner relief road, exit towards Alton College on Normandy Street and immediately turn right into Victoria Road. At the T-junction, turn right continuing as Victoria Road. The cottage is on the near left hand corner of Youngs Road.

COUNCIL TAX

Band D - East Hampshire District Council.

SERVICES

All mains services.

NB

Photographs shown may include summer 2018 garden shots taken prior to marketing in 2019.



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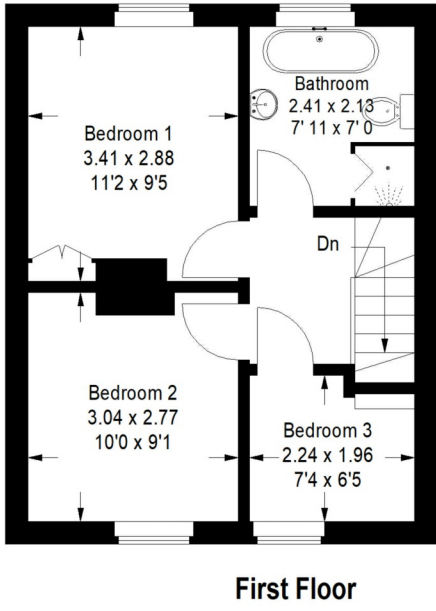
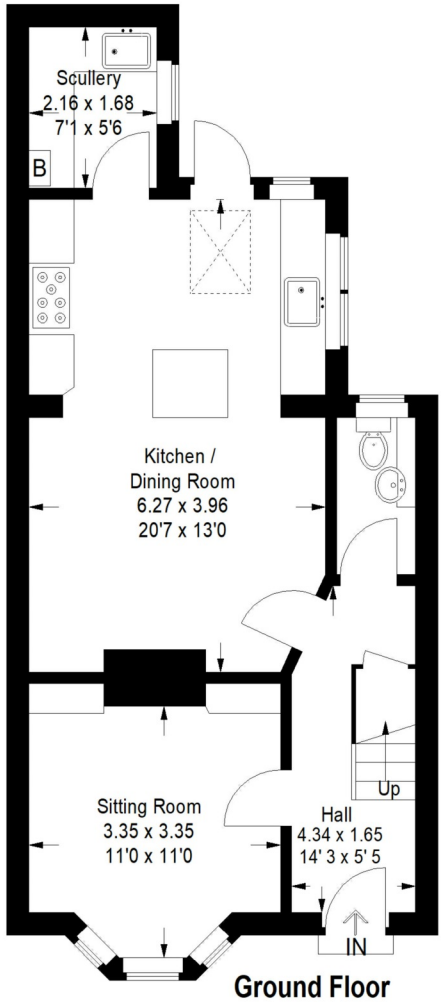
VIEWING

Strictly by prior appointment with Warren Powell-Richards



Victoria Road, Alton

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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			
England, Scotland & Wales		EU Directive 2002/91/EC	73

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