

# 5 Amberley Mews

Alton, Hampshire, GU34 1HJ

Price £465,000

wpr



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Alton, Hampshire, GU34 1HJ

Price £465,000 Freehold

- High Street 0.3 mile
- St Lawrence Church opposite
- Alton Station 0.6 mile
- Amery Hill & St Lawrence Schools nearby

An individual 2-3 bedroom semi-detached house in a select paved courtyard development of just five homes.

- Living room & terrace
- Kitchen
- 2/3 bedrooms
- Driveway parking & garage
- Attractive garden
- Family bathroom & en-suite shower room



## LOCATION

Amberley Mews consists of three individual houses and a pair of "upside down" homes in a block paved mews courtyard approached by Amery Hill, a no-through road, and lies opposite the extensive flint walled grounds of St. Lawrence Church. This highly sought after neighbourhood lies directly adjacent to the town centre and, in addition to the water meadows and church, has Cut Pound with the Wey stream, Alton Library, the Community Centre, Amery Farm vets practice, Amery Hill Senior School, the Market Square, traditional inns, HSDC Alton College, and a museum and gallery. The intricate network of town footpaths also lead to the High Street with its major and individual shops, the station (Waterloo line) with an adjacent Waitrose store, fitness club, restaurants, churches, and Sainsbury's and M&S stores. Steeped in Jane Austen, English Civil War and brewing history, the town retains open air weekly and specialist market events with the outskirts affording not only the sports centre and two golf courses but also country walks.

## DIRECTIONS

From the row of banks on High Street, Alton, turn right beside Boots the Chemist up Market Street. At the top by the Market Square, turn sharp right with the one way system down Amery Street. At the stream at the bottom, Cut Pound, fork left up Amery Hill. Amberley Mews is at the top immediately to the left of the veterinary surgery.

## COUNCIL TAX

Band D - East Hampshire District Council.

## SERVICES

All mains services.

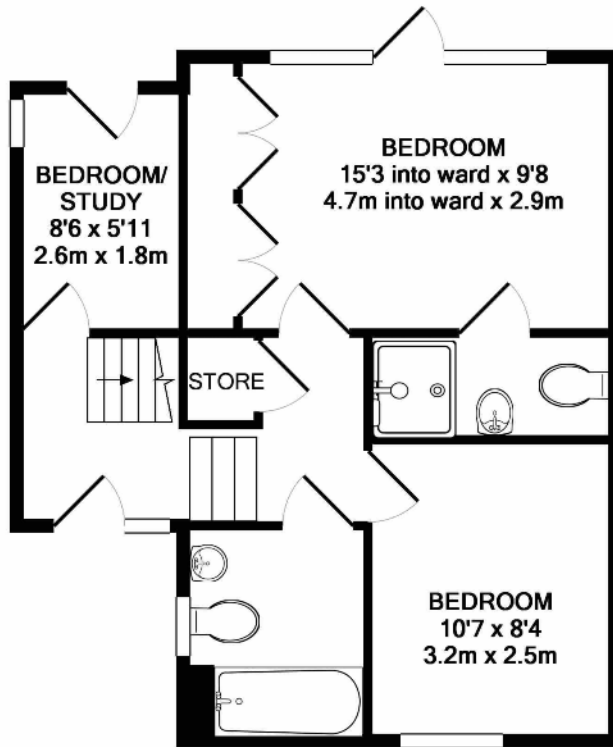


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## VIEWING

Strictly by prior appointment with Warren Powell-Richards





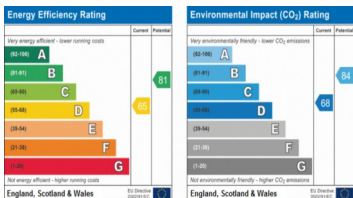
GROUND FLOOR  
APPROX. FLOOR  
AREA 453 SQ.FT.  
(42.1 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 406 SQ.FT.  
(37.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 859 SQ.FT. (79.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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