

wpr

Shetlands

5 Langham Road, Alton, Hampshire, GU34 1JY

Price £700,000





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Price £700,000 Freehold

- High Street 600 yards
- Water Meadows & country walks nearby
- 0.8 mile walk Alton Station (Waterloo line)
- 'Access only' road

Rarely available and the subject of a professional and comprehensive modernisation programme, a fine 3 double bedroom detached bungalow in a broad, highly favoured corner location adjacent to the historic town centre

- Entrance vestibule
- Grand reception hall
- Large twin aspect sitting room + limestone fireplace
- Magnificent living dining kitchen
- 3 newly carpeted double bedrooms
- En-suite shower room
- Main bathroom
- Detached garage & driveway parking
- Colourful established gardens with newly landscaped and turfed lawns
- Westerly facing Raj green sandstone sun terrace
- Chain-free sale



DESCRIPTION

Presenting an elegant 20' x 12'3 (6.09m x 3.73m) sitting room, a twin aspect living dining kitchen overall 24' 8 x 15'4 (7.51m x 4.67m) and a principal bedroom and shower room suite, this individual detached bungalow has the benefit of high quality, contemporary fittings yet still retains the character and esteem of its early 1950s origins and unique situation.

Commanding a frontage of over 110' to Ackender Road, with a return frontage to Langham Road of 66', Shetlands enjoys colourful garden vistas in a highly regarded setting just a short stroll away from the Market Square and High Street with all the town's attributes and historic connections at hand.

The discerning and fastidious refurbishment scheme applied by Chartwell Properties & Developments Ltd. has included the creation of the beautifully sized kitchen complex with dedicated areas for dining, easy living and culinary matters. There are extensive sage green units with soft closers and chrome finished grip handles, which are integrated with a split level double electric oven, electric hob, filter hood, dishwasher and fridge and freezer with spaces for a washing machine and condenser drier, a one-and-a-quarter bowl white enamel single drainer sink with a wash-down tap, downlighting and oak style laminated flooring. White sanitaryware suites with chrome fittings have been installed to the bathroom and en-suite with both affording raindrench and standard shower heads, chrome multiple heated towel rails and coordinating wall and floor tiling, the en-suite also having a magnetised pocket sliding door.

Additional new characteristics include uPVC double glazing with trickle vents and fanlights, oak finished internal doors with chrome handles, and new electrics with a generous supply of power points. The new gas heating system incorporates radiators with TRVs served by a Worcester gas boiler also with a ThermaQ Unicul pressurised hot water system located in the loft, which has an access hatch in the reception hall with a fitted ladder. Ceilings are smooth finished whilst original features retained include the parquet floors in the sitting room and hall, and beautiful sized bay windows in the sitting room and dining area, both of which, of course, display the new double glazing.





Encompassing the bungalow are the charming gardens. These feature a Raj green sandstone sun terrace to the westerly side with matching paths skirting the property, newly lawned areas to the side and rear, and an attractive and established symmetrical garden with a path and gate to Langham Road on the southerly side. The Langham Road frontage includes a drive leading to the detached garage complete with its new up-and-over door, fluorescent light and double power socket.

LOCATION

Shetlands occupies an impressive corner location with long road frontages to both Ackender Road and broad Langham Road, the latter consists of just two differing pairs of semi-detached houses and this single detached bungalow, which are opposite the mainly walled gardens of neighbouring character residential properties. Lying west of Alton town centre near the historic old Langham Estate, the house is in a neighbourhood consisting of mainly character and period houses of varying designs and sizes with Westbrooke Gardens, the water meadows, Market Square and a network of interesting town footpaths in the vicinity.

The immediate residential roads are restricted to 'access only' whilst the adjacent town centre has High Street shops, regular open air market and specialist events, stores such as M&S and Sainsbury's, restaurants, inns and hotels, a library, fitness club, museum and gallery. Beyond lies the station (Waterloo line - commuter service minimum 67 minutes) and a Waitrose store. Steeped in English Civil War, Jane Austen and hop growing history, Alton also has primary and senior schools, Alton School, HSDC Alton College, retail park, a leisure centre and 2 golf courses on the outskirts.

DIRECTIONS

From the row of banks on High Street, Alton, turn beside Boots the Chemist up Market Street and continue straight ahead off the one way system towards Basingstoke becoming Lenten Street. Then turn 3rd left up Ackender Road. Turn 1st left into Langham Road, where the property is immediately on the left hand corner.

NB A prime cost sum will be allowed for fitted wardrobes

COUNCIL TAX

Band E - East Hampshire District Council.

SERVICES

All mains services.



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VIEWINGS

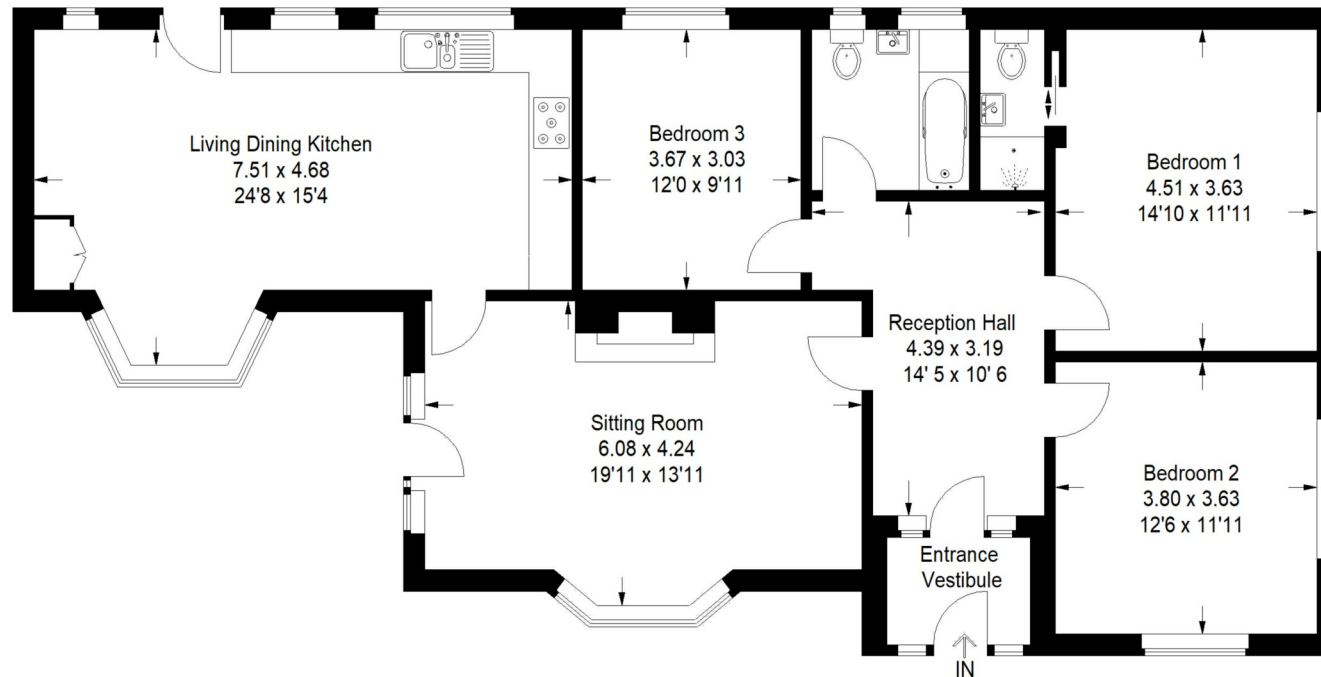
Strictly by prior appointment with Warren Powell-Richards



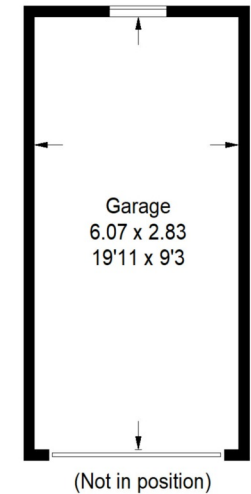


Langham Road, Alton

Approximate Gross Internal Area = 122.9 sq m / 1323 sq ft
 Garage = 17.2 sq m / 185 sq ft
 Total = 140.1 sq m / 1508 sq ft



This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		82
(92-)	B		
(81-91)	C		
(69-80)	D	68	
(55-68)	E		
(39-54)	F		
(21-38)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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