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17 Epsom Down

Alton, Hampshire, GU34 2TS

Price £625,000



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Price £625,000 Freehold

- Alton High Street 0.6 mile
- Alton Station within 1.3 mile (Waterloo Line)
- Basingstoke Station 13.9 mile
- Winchester 17 miles

A beautifully presented 4 bedroom detached house located on the sought after 'racecourse' development. The property was built by Bryant Homes during the late 1980s.

- 4 bedrooms
- Family bathroom & en-suite
- Large living room & dining room
- Fantastic kitchen/breakfast room & utility room
- Double garage & driveway
- Conservatory & study
- Double glazed windows



LOCATION

Epsom Down is in a network of small cul-de-sacs and consists of detached houses of varying designs and sizes culminating in the open countryside of Windmill Hill. The neighbourhood provides country walks with an intricate network of footpaths leading also to the town centre and other parts of Alton creating a shorter walk to the main shops - otherwise a 0.7 mile drive away. The south west corner of Alton also has The Butts, an historic green, The Butts primary school, Alton sports centre, Chawton Park doctors surgery, The French Horn inn and the Watercress steam railway line. In the best traditions of a country town, Alton retains a weekly and specialist open air market events and provides family and multiple shops including M&S, Waitrose, Sainsbury's, Boots and Iceland with additional in the offing, senior and Convent schools, HSDC Alton College, churches, station (Waterloo line), fitness clubs and two golf courses on the outskirts.

DIRECTIONS

From the M&S Simply Food store, proceed away from the town towards Winchester on Butts Road. After the BP garage turn second left up Boverere Lane. This continues at the top of the hill as The Ridgeway. Then turn 3rd right into Epsom Down, the property is at the top on the right.

COUNCIL TAX

Band E - East Hampshire District Council.

SERVICES

All mains services.



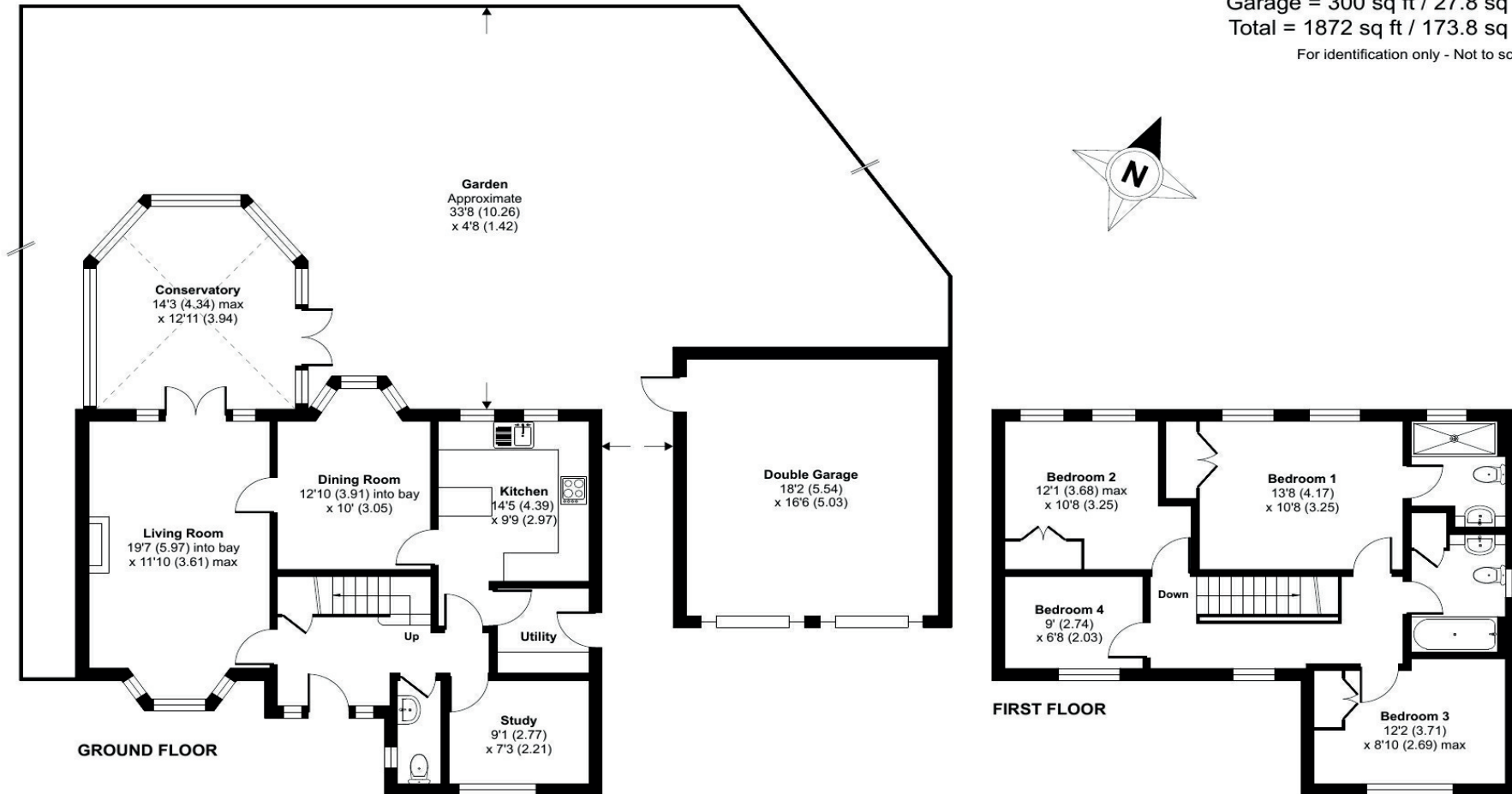
Epsom Down, Alton, GU34

Approximate Area = 1572 sq ft / 146 sq m

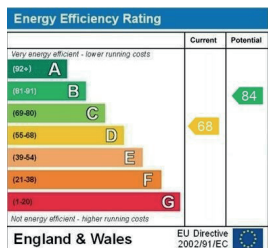
Garage = 300 sq ft / 27.8 sq m

Total = 1872 sq ft / 173.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Warren Powell-Richards. REF: 1102511



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