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# 9 Hop Fields

Alton, Hampshire, GU34 1GL

Price Guide £750,000





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Price Guide £750,000 Freehold

- Market Square Alton town centre within 0.7 mile
- Many country walks nearby
- Alton Station 1.3 mile
- M3 junction 7.5 miles

A quite superb detached family house set on the prestigious Hop Field Place development formed by Redrow in 2019. Superbly set in a fine elevated position within this development affording rooftop views over the valley and towards the more established Highridge residential hills.

- 4 bedrooms with built-in wardrobes
- 2 bathrooms, 1 en-suite
- Stunning 24' kitchen/dining room
- Excellent shaped sitting room with garden views
- Study
- Entrance hall & cloakroom
- Utility room
- Double attached garage
- Beautifully presented landscaped gardens
- Courtyard parking



## DESCRIPTION

The property is a handsome and beautifully presented family detached house set in a gently elevated position which assures commanding views over an immediate green to the front with rooftops and rural hills beyond.

The property is presented in excellent condition and the well considered layout is precisely how people choose to live today.

Redrow have managed to create an exceptionally popular and prestigious development with above average finishes. The family kitchen/dining room offers wide French windows leading directly into the rear garden. The excellent shaped living room enjoys access points from the entrance hall, double opening doors to the dining area and French windows with complimentary side panels again to the rear garden.

Enhanced features that may not be immediately apparent include higher than average ceiling heights and Amtico flooring in the kitchen and bathroom. The kitchen itself has been upgraded to the 'top of the range' Redrow specification.





## LOCATION

Hop Field Place is located on Alton's north westerly outskirts yet within easy striking distance of the town centre and all that that offers. The location benefits from rural footpaths, fields and the open space of the water meadows nearby. The location is also strategically placed for road routes including accessing Basingstoke, the M3 and the national motorway network along with the Thames Valley.

Steeped in English Civil War and Jane Austen history, Alton provides individual and multiple High Street shops, stores such as M&S, Sainsbury's and Waitrose, weekly specialist market events, trains to London Waterloo in a minimum journey time of around 67 minutes, senior and primary schools, Alton School, HSDC Alton College and a programme of summer events in the public gardens. There is also a sports centre, fitness clubs and two golf courses on the outskirts.

## DIRECTIONS

From the Boots corner in the middle of the town, turn up Market Street and continue straight ahead at the Market Square becoming Lenten Street towards Basingstoke Road. At the mini-roundabout, turn right onto the B3349 New Odiham Road. At the next roundabout turn left into the Redrow development road named Northdown Way. Continue on Northdown Way, turning left into Hop Fields and the property can be found a short way along on the right hand side.

## SERVICES

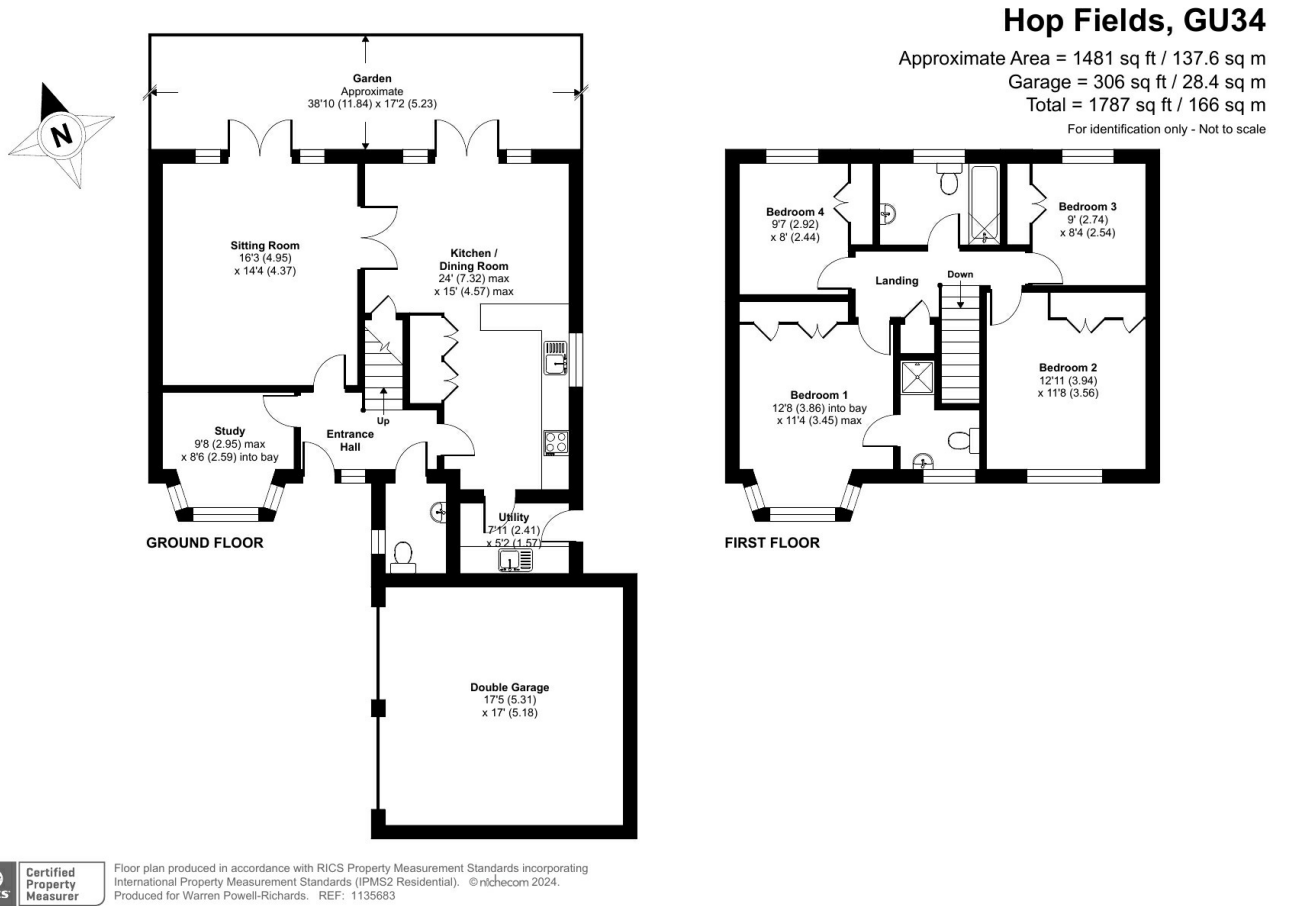
Gas fired central heating and mains drainage.

## COUNCIL TAX

Band F - East Hampshire District Council.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		93
(81-91)	B	85	
(69-80)	C		
(54-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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