

Waverley Cottage

Southwood Road, Shalden, Alton, Hampshire, GU34 4DX

Price £925,000

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Price £925,000 Freehold

- Direct access to country walks
- 3 miles to Alton train station
- Basingtoke within 9 miles
- Bentworth primary school within 2.9 miles

An outstanding 3 bedroom detached period property with far reaching views over countryside located in the charming village of Shalden. Overall plot size 0.465 acre. The property is offered with no onward chain.

- 3 bedrooms
- Family bathroom
- Living/dining room with inglenook fireplace
- Fitted country kitchen
- Conservatory with views over the garden
- Utility area
- Entrance hall
- Detached double garage/work space with large loft
- Driveway parking for several vehicles
- Greenhouse and sheds
- Delightful private setting



DESCRIPTION

Waverley Cottage (originally Thatch Cottage) was built at some point in the 17th century using bricks from the brickyard on Brick Kiln Lane. The cottage has many period features including exposed beams and an impressive inglenook fireplace with a wood burning stove. The conservatory has wooden flooring and double doors which lead out to a seating area with fabulous views over the lawned garden and countryside beyond. The kitchen is fitted with a range of cream units and appliances, there is also a utility room. There are three bedrooms with the second bedroom enjoying views over the adjoining countryside. The bathroom has been fitted with a modern white suite with shower over the bath and is located on the ground floor. The detached double garage has been half converted to create a fantastic games room/home office/studio area with loft above. The delightful gardens are mainly lawn with mature shrubs and trees, there is a further area of garden beyond the shingle driveway with a number of fruit trees and a fire pit as well as a storage shed.



LOCATION

The picturesque village of Shalden has a community feel with a hall and church and is set amidst stunning Hampshire countryside just to the northwest of Alton between Bentworth and Lasham. Bentworth is a few miles away and has a pub, primary school and church. Alton benefits from train station (Waterloo line minimum 67 minutes) but also the A31, Guildford, Farnham, Alton and Alresford -Winchester axis. There are also a network of footpaths nearby. Alton provides major and varied shops including Waitrose, M&S, Sainsbury's, Lidl, Aldi, Boots and Iceland two senior schools, HSDC Alton College, a leisure centre and outlying golf courses.





DIRECTIONS

From Alton, take the New Odiham Road, B3349 until you reach a sign on the left hand side for Shalden. Follow Southwood Road as it bears round to the right and into the village. The property will be found on the left hand side.

SERVICES

Oil fired central heating.

COUNCIL TAX

Band E - East Hampshire District Council.





Southwood Road, Shalden, Alton, GU34

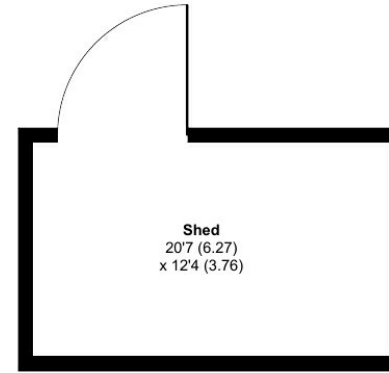
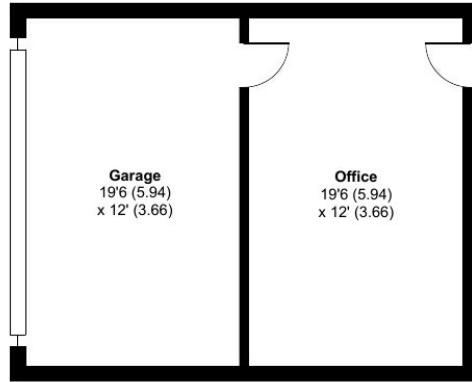
Approximate Internal Area = 1500 sq ft / 139.3 sq m (includes restricted head height)

Outbuilding = 255 sq ft / 23.6 sq m

Garage = 472 sq ft / 43.8 sq m

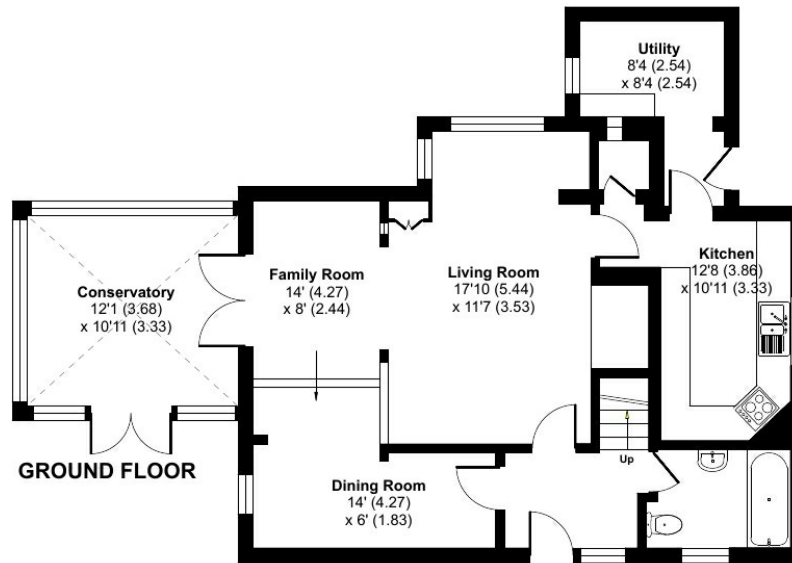
Total = 2227 sq ft / 206.7 sq m

For identification only - Not to scale

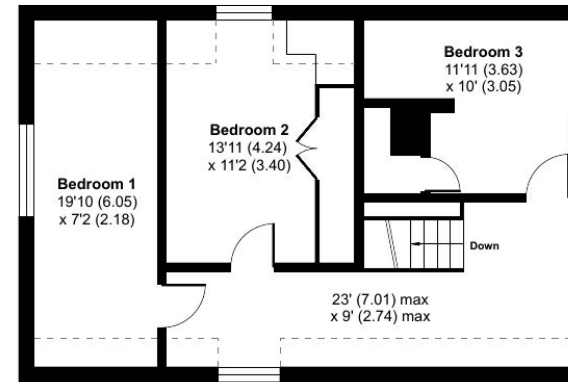


Denotes restricted head height

OUTBUILDING



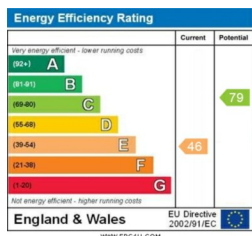
GROUND FLOOR



FIRST FLOOR



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: 1137022



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