

# 8 Manor Park Cottages

Kingsmead, Alton, Hampshire, GU34 1EH

Price £395,000

wpr



## 8 Manor Park Cottages, Kingsmead, Alton, Hampshire, GU34 1EH

Price £395,000 Freehold

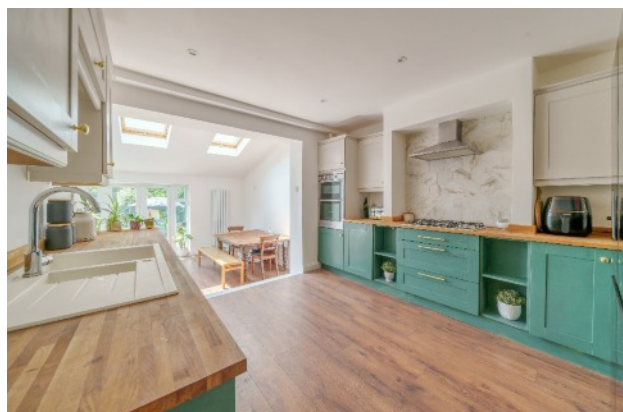
- Short walk town centre
- Station 0.5 mile
- Waterloo Line 67 minutes
- Supermarkets, restaurants & pubs nearby

A newly renovated end terraced three bedroom cottage offering spacious family accommodation set within a residential close with off street parking and no onward chain.

- Refurbished throughout to a high specification
- 3 bedrooms
- Open plan kitchen/dining/family room
- Separate lounge with wood burner
- Family bathroom
- En-suite cloakroom
- South westerly rear garden
- Off road parking

### DESCRIPTION

A beautifully presented three bedroom end terraced house having been completely refurbished and extended by the current owners to a very high specification. Offering 3 bedrooms, separate lounge with wood burner, family bathroom, en-suite cloakroom and large kitchen opening down into the spacious dining/family room. ☛Patio doors open to the south westerly rear garden benefiting from mature trees, lawn and large patio area with side access to the front of the property. There is also the benefit of double glazing throughout and gas central heating with new boiler.



## LOCATION

Kingsmead is a somewhat unique unadopted residential road consisting of a variety of mainly terraced cottages believed to date from the early part of the 20th Century also with paths connecting with a network of useful town footpaths leading to King's Pond and Alton Station. The road lies to the easterly side of the town centre, which affords High Street shops, stores such as M&S and Sainsbury's, restaurants, hotels and inns, a library, museum and gallery, a private fitness club, and weekly and specialist open air market events. Steeped in the history of Jane Austen, Hampshire brewing and English Civil War, Alton also has primary schools, two senior state schools, Alton School (ex-convent), HSDC Alton College, a new leisure centre and on the outskirts, 2 golf courses. The unspoilt countryside of the North Downs and the South Downs National Park encompass the Wey Valley.

## DIRECTIONS

From the Sainsbury's mini roundabout on Drayman's Way, Alton's inner relief road, proceed north eastwards towards Alton Station passing straight ahead at the next mini roundabout. At the top of the rise after Crown Close, turn right into Kingsmead where the property is along on the right.

## COUNCIL TAX

Band C - East Hampshire District Council.

## SERVICES

All mains services.



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## VIEWING

Strictly by prior appointment with Warren Powell-Richards.

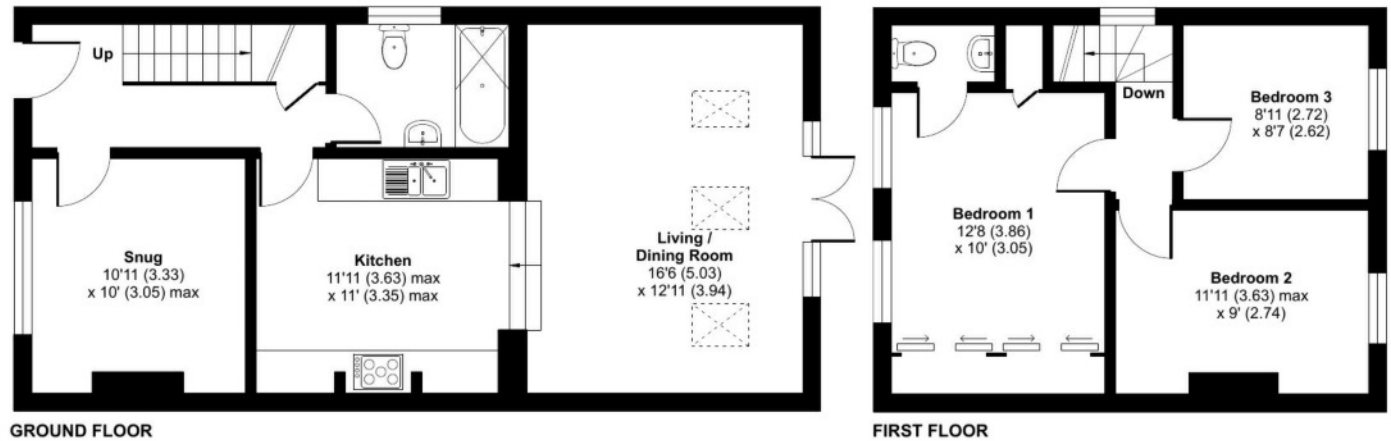




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Approximate Area = 1007 sq ft / 93.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Warren Powell-Richards. REF: 991679

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Office Locations: Alton • Farnham • Godalming • Grayshott • Haslemere • London

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