

# 42 Goodwood Close

Alton, Hampshire, GU34 2TX

Price £625,000

wpr





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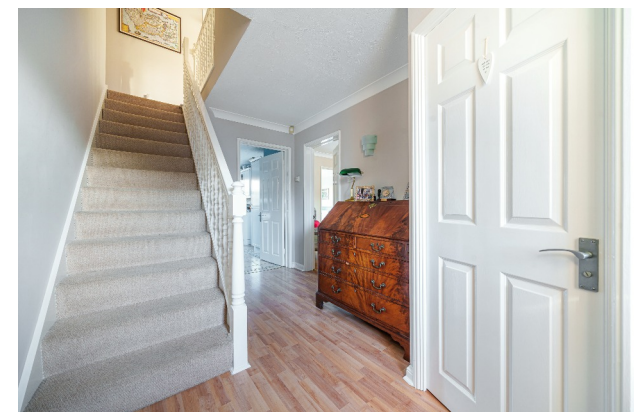
Alton, Hampshire, GU34 2TX

Price £625,000 Freehold

- Windmill Hill walks nearby
- High Street 0.8 mile drive
- Shortcut footpath to town centre
- Alton Station - Waterloo min. 67 minutes

Occupying a prime corner setting with a larger than average garden, a finely proportioned 1987 Bryant detached house presenting versatile family and WFH accommodation in the well regarded 'Racecourse' area

- Reception hall & cloakroom
- Sitting room + log burner
- Dining room beside kitchen
- Play/boot & utility rooms
- Main bedroom & shower room suite
- 3 further double bedrooms
- Bedroom 5 & 6th/Study
- Family bathroom
- Integral garage
- Naturally green good sized gardens



## DESCRIPTION

Harmoniously enlarged during its early 'life', this impressive sized property has been cherished over the last 15 years by the present owners as not only a family home but also a useful base for working from home with flexibility of the use of the extensive accommodation. Also lending itself to some potential changes, important current characteristics include the log burning stove with several external logstores, plantation shutters to the sitting room and two main bedrooms, uPVC roofline and rainwater products, uPVC double glazed windows with top openers, white sanitaryware with chrome fittings featuring a pumped Aqualisa shower, Victorian style bathroom fittings and a slipper clawleg bath. There is also majority coved ceilings, white panelled internal doors with chrome finished handles and a security alarm system.

The gas heating system has a Potterton Netaheat Electronic gas boiler and a hot water cylinder with an immersion heater in the airing cupboard. The kitchen/breakfast room incorporates a Neff stainless steel gas hob and split level electric oven, hood, Hotpoint fridge/freezer and plumbing for a dishwasher with the flooring being to a terracotta style with beech effect flooring to the neighbouring dining room, sitting room and play/boot room. The utility room provides spaces for a washing machine and condenser dryer. Storagewise, three of the bedrooms are integrated with wardrobes whilst there is also a lit understairs cupboard, two lofts with the main landing one having a fitted ladder and light, and extra mezzanine shelving in the garage.

The garden features a number of small trees including whitebeam, field maple and silver birch. The front has a lawn and screening hedge with a double width driveway. A path, gate and steps lead to the expansive rear garden. A lawn and sundeck progress to a wild meadow area, pond, barbeque, 8' x 6' timber garden shed, tool store, several log stores and a bike store to the other side. The main rear garden measures 62' (18.88m) maximum width by an average 40' (12.18m) depth lengthening to 72' (21.93m) including the side area, all of which is enclosed and part walled with an outside laurel hedge to The Ridgeway.





## LOCATION

The property is on a widening garden plot on the corner of The Ridgeway and Goodwood Close, a twin branched cul-de-sac incorporating a footpath with a shortcut to Alton town centre via Mount Pleasant Road. The close consists of a varying array of different styled and sized detached houses with a small green lying towards the elevated southerly country outskirts of Alton. The house also has access to country walks with a further network of footpaths leading to other parts of the town. The south west corner of Alton also has The Butts, a historic green and also the venue of the Jane Austen connected annual Victorian Cricket Match, The Butts Primary School, Alton Sports Centre, Chawton Park Doctors Surgery, the French Horn Inn and Jubilee playing fields. In the best traditions of a country town, Alton retains weekly and farmers open air market events and provides family and multiple shops (High Street within 0.8 mile drive) including Boots, Iceland, M&S, Sainsbury's and Waitrose stores, senior and Alton School, an FE college, churches, a station (Waterloo line), retail park, fitness clubs and, on the outskirts, two golf courses.

## DIRECTIONS

From the Sainsbury's mini-roundabout on Drayman's Way, proceed towards the train station to the next mini-roundabout and turn right on to Lower Turk Street. Then turn first right up Turk Street becoming Windmill Hill after the railway bridge. At the top, turn right into The Ridgeway. Then turn fourth right into Goodwood Close where the house is immediately on the right.

## SERVICES

All mains services.

## COUNCIL TAX

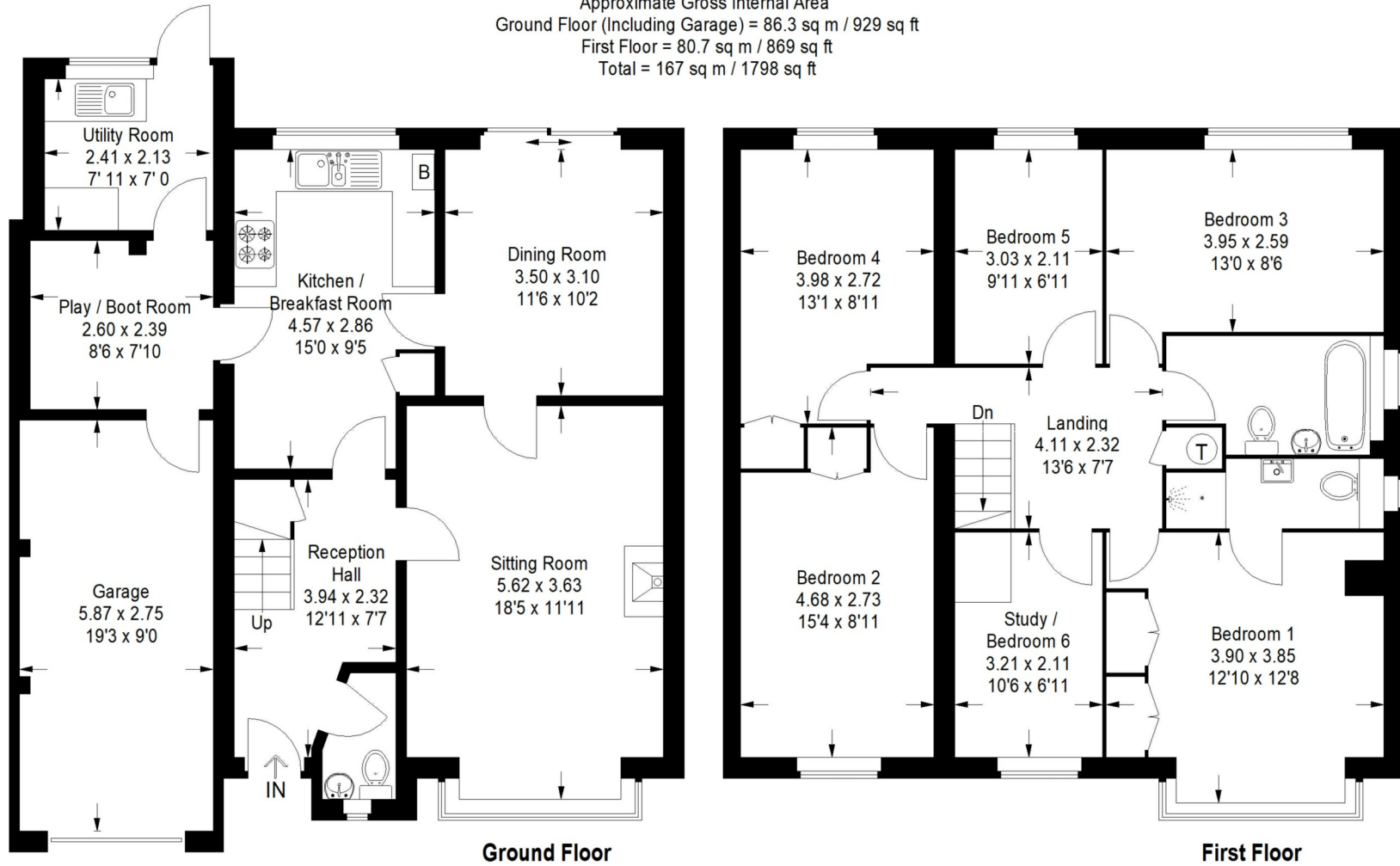
Band F - East Hampshire District Council.





# Goodwood Close, Alton

Approximate Gross Internal Area  
 Ground Floor (Including Garage) = 86.3 sq m / 929 sq ft  
 First Floor = 80.7 sq m / 869 sq ft  
 Total = 167 sq m / 1798 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
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		83	61
England & Wales			

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