

4a Andrew's Way

Alton, Hampshire, GU34 1GU

Price £650,000

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Price £650,000 Freehold

- High Street within 1.1 mile
- Country walks nearby
- Alton Station 1.8 mile
- Sports centre & playing fields opposite

A spacious 5 double bedroom, 3 bathroom detached family home built in 2022 by Crest Nicholson situated within the new sought after Ackender Hill Development.

- Kitchen/dining/family room
- Separate lounge with French doors to patio
- 5 double bedrooms
- Family bathroom + 2 en-suites
- Utility
- Garage & driveway
- Garden
- 8 years remaining on NHBC Warranty

DESCRIPTION

This stylish family home has been well looked after by the current owners and offers plenty of space to every room. The property is entered via a spacious entrance hall, downstairs cloakroom, understairs storage and access to the living room and re-fitted kitchen/diner which opens into the family area. The open plan contemporary fully fitted kitchen has ample storage with plenty of worktops and opens to the dining area leading into the large family area benefitting from French doors into the garden. There is also a utility room leading off of the dining area. The spacious living room is double aspect with views from the front of the property and French doors opening onto the rear patio area and garden.



Stairs lead to the large first floor landing where there are 5 generous double bedrooms. The main bedroom has fitted wardrobes and there are 2 with en-suites plus a family bathroom. The private enclosed rear garden has a large enclosed patio area, 2 decked areas and a shed together with lawn and rear access to the garage and driveway.

LOCATION

The locality has Alton's sports centre with the adjoining Jubilee Playing Fields alongside the Watercress Steam Railway line, a range of local interest clubs including indoor bowls, The Butts - an historic green, The Butts primary school and the French Horn Inn. For the road commuter the A31 and A339 connect with Guildford and Winchester, and Basingstoke respectively, yet the house is within 1.1 mile of Alton's High Street. There are varied shops, regular open air market events, a Sainsbury's store, Waitrose, Aldi, Lidl and M&S Foodhall, a fitness studio, coffee shops and eateries. There is also a station (Waterloo minimum 67 minutes), primary and senior schools, Alton School, HSDC Alton College, cultural facilities (library, gallery and museum) and two outlying golf courses.

DIRECTIONS

From the M&S Simply Foodhall at the south western end of High Street and Drayman's Way, Alton, proceed away from the town on Butts Road. At The Butts green mini roundabout, turn right towards Basingstoke on Whitedown Lane. Turn first left into Chawton Park Road and continue straight over the mini roundabout and passing the sports centre on your left. Turn next right and bear round to the left past the Crest Nicholson sales office and the property will be on the right hand side.

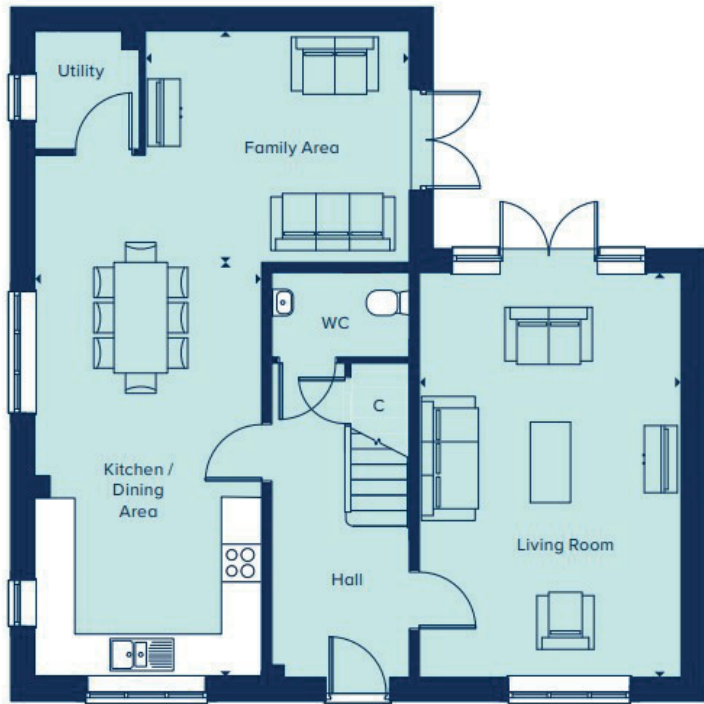
COUNCIL TAX

Band F - East Hampshire District Council.

SERVICES

All mains services.

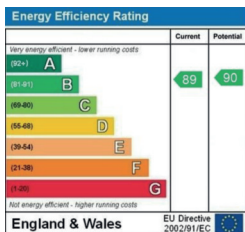




Family area 3.93m x 3.45m(12'1" x 11'4")
 Kitchen / Dining area 6.18m x 3.38m(20'3" x 11'1")
 Living room 6.03m x 3.9m(19'9" x 12'9")



Bedroom 1 3.96m x 3.23m(13'0" x 10'7")
 Bedroom 2 3.29m x 2.99m(10'9" x 9'10")
 Bedroom 3 3.96m x 2.70m(13'0" x 8'10")
 Bedroom 4 3.51m x 2.20m(11'6" x 7'3")
 Bedroom 5 3.29m x 2.71m(10'9" x 8'11")



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

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