

11 Kempton Close, Alton,
Hampshire, GU34 2TY

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Price £420,000

Located on the popular Racecourse Development is this detached family home boasting three double bedrooms, three reception rooms, two bathrooms and in our opinion presented in good order throughout. Occupying an elevated position, the property enjoys views over Alton and the rolling countryside beyond. The spacious accommodation comprises entrance hallway leading to the living room. There is a separate dining room, well appointed kitchen and double glazed conservatory. The inner hall feeds the utility room, study and cloakroom. (Utility room and Study formerly the garage). On the first floor are three double bedrooms with the the master having en-suite facilities and a family bathroom. Outside there are gardens to the front and rear and a driveway providing off road parking. Further benefits included gas fired central heating and double glazing.

The house is at the end of a cul-de-sac of mainly detached houses of varying designs and sizes originally part of the Saxon Meadows and Weydale Rise developments and lies on Alton's elevated southern country outskirts yet within 0.6 mile drive of the High Street (less on foot). To the south is Windmill Hill with rural footpaths and the 18 hole Worldham Golf Club located beyond. There is a network of town footpaths starting in Kempton Close enable alternative access to the High Street shops and station (Waterloo line). Steeped in Jane Austen, Civil War and Olympic Gold history, Alton also provides in-town Waitrose, Sainsbury's, M&S, Iceland and Boots stores, weekly and specialist open air market events, library, playgroups, primary and senior schools, Alton Convent, Alton FE College, health clubs, a sports centre and The Butts, the venue of the annual Victorian cricket match.

Double glazed front door entrance with courtesy lighting.

Entrance Porch

Downlighter and door leading to:-

Living Room

Double glazed bay window to front aspect, feature coal effect gas fireplace with mantel and surround, radiator. Feature wood effect flooring, door leading to internal hallway and part glazed door leading to:-

Dining Room

Tiled floor, radiator, part glazed door with large adjacent window leading out to the conservatory and door leading to:-

Bedroom Two

Built-in double wardrobe, double glazed window to front aspect enjoying far reaching views over Alton and rolling countryside, radiator.

Bedroom Three

Double glazed window to front aspect enjoying views over Alton town and rolling countryside. Radiator.

Family Bathroom

Suite comprising panel enclosed bath with central Victorian style mixer tap and shower attachment, pedestal wash hand basin, low level WC. Part tiled walls, tiled floor, toiletries shelf, heated towel rail and patterned double glazed window to rear aspect.

Outside

Rear Garden

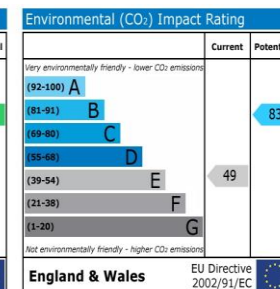
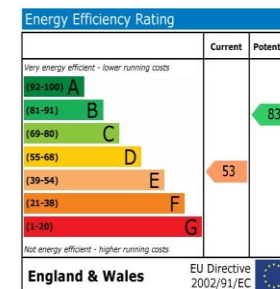
From the back of the property is an area laid to patio with path allowing for side access. There are steps leading up to a shingled area with adjacent area laid to lawn. At the bottom of the garden is a raised flower and shrub/vegetable bed. The rear garden is enclosed by fencing and there is also an external water supply.

Front Garden

Mainly laid to lawn with a few flower and shrub beds, steps leading up to the front door with adjacent driveway providing off road parking.

Directions

From the M&S Simply Food store at the south western end of High Street, Alton, proceed away from the town towards Winchester shortly becoming Butts Road. After passing the BP Garage, turn 2nd left up Borover Lane. At the top of the hill, turn 1st left into Kempton Close where the house is towards the end on the left.



Kitchen

Comprising a range of base and eye level cream high gloss fronted units with a complementary roll edge worktop and under unit lighting. Inset four ring gas hob with extractor unit above and double oven below. Further built-in appliances include fridge freezer and dishwasher. Inset sink drainer unit with mixer tap, part tiled walls. Cupboard housing Worcester boiler, wall mounted heating controls, double glazed window to rear aspect, tiled floor.

Conservatory

Being double glazed on three sides with various fan lights and double glazed french doors leading out to the patio, tiled floor.

Inner Hallway

Stairs leading to first floor. Wall mounted thermostatic controls, doors to utility room and cloakroom.

Cloakroom

White suite comprising corner wash hand basin with tiled splashback, low level WC, extractor unit, radiator and tiled floor.

Utility Room

Two wall mounted storage cupboards and fitted roll edge work surface with two appliance spaces beneath. Double glazed door allowing side access, feature wood effect flooring and door leading to:-

Study

Large double glazed window to front aspect, feature wood effect flooring and radiator.

Stairs leading to First Floor Landing

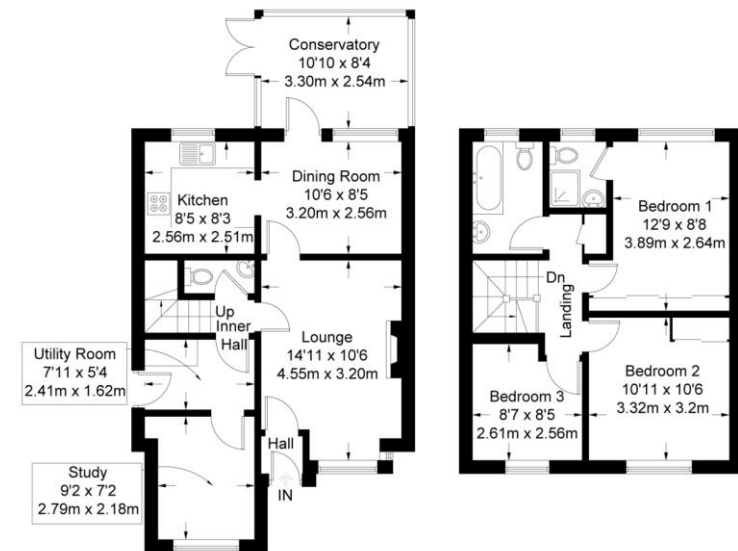
Patterned double glazed window to side aspect, loft access, cupboard housing hot water cylinder with wooden slatted shelving above.

Master Bedroom

Built-in mirror fronted wardrobes along one wall with various storage pockets, drawers and hanging rail, radiator, double glazed window to rear aspect. Door leading to:-

En-suite

Fitted shower cubicle with patterned glass and folding entry door, wall mounted Aqualisa shower unit and controls. Wall mounted wash hand basin with mixer tap and splashback, low level WC, heated towel rail, patterned double glazed window to rear aspect, tiled floor.



Ground Floor = 603 sq ft / 56 sq m

First Floor = 456 sq ft / 42.4 sq m

Approximate Gross Internal Area = 1059 sq ft / 98.4 sq m

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2015 (ID216507)

Viewing is by prior arrangement.
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