

17 Motley Gardens

Alton, Hampshire GU34 2FN

Price £460,000

wpr



17 Motley Gardens

Alton, Hampshire, GU34 2FN

Price £460,000 Freehold

- Station 1.17 mile
- Town centre 1.27 mile
- A31 1.3 mil
- Wooteys & Alton School nearby

An exquisite semi-detached family home with 3 bedrooms, 2 bathrooms and importantly a delightful rear garden boasting a south westerly orientation

- Sitting room with glazed doors to rear garden
- Impressive kitchen/dining room
- Bathroom & en-suite
- Reception hall with downstairs cloakroom
- 3 bedrooms
- Garage (rear formally converted to offices)
- 2 generous parking spaces in front of garage

DESCRIPTION

The property is set within a smart, well considered development constructed by Martin Grant in 2017 which more recently has become regarded as a desirable and coveted place to live. This particular property is an exceptionally popular design offering the perfect blend of luxury and family practicality. Of significance is the south westerly rear garden orientation which is generally considered to be the best.



LOCATION

Accessing the open countryside of the North Downs, this recent development consists of houses varying in size and design. As well as the Tesco Express, the locality has Wooteys Junior and Infant Schools, Alton School, a shopping parade and eateries, a network of footpaths and Anstey Park with its recreational facilities, interest clubs and fitness studio. Alton also provides a station (Waterloo line), Tuesday markets in the town centre, stores such as Sainsbury's, Aldi, Lidl, Iceland, M&S and Waitrose. two senior schools, HSDC Alton College, churches, a sports centre and two outlying golf courses.

DIRECTIONS

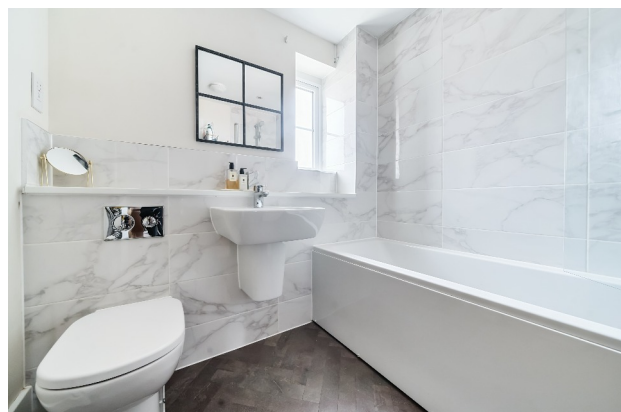
From the Queen Elizabeth Place mini-roundabout, proceed away from the town towards Holybourne on Normandy Street becoming Anstey Road. After The Railway Arms pub, turn fifth left at the traffic lights into Anstey Lane. Continue past Alton School on the right hand side, until you reach the end of the road. Turn right into the Martin Grant development, follow the road round to the left and into Motley Gardens.

SERVICES

All main services.

COUNCIL TAX

Band D - East Hampshire District Council.



Motley Gardens, Alton, GU34

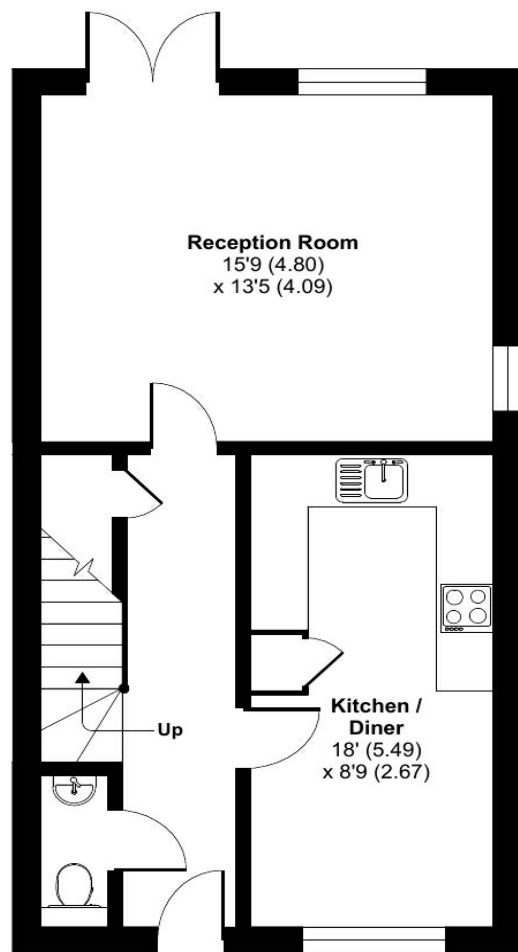
Approximate Area = 1012 sq ft / 94 sq m

Garage = 100 sq ft / 9.2 sq m

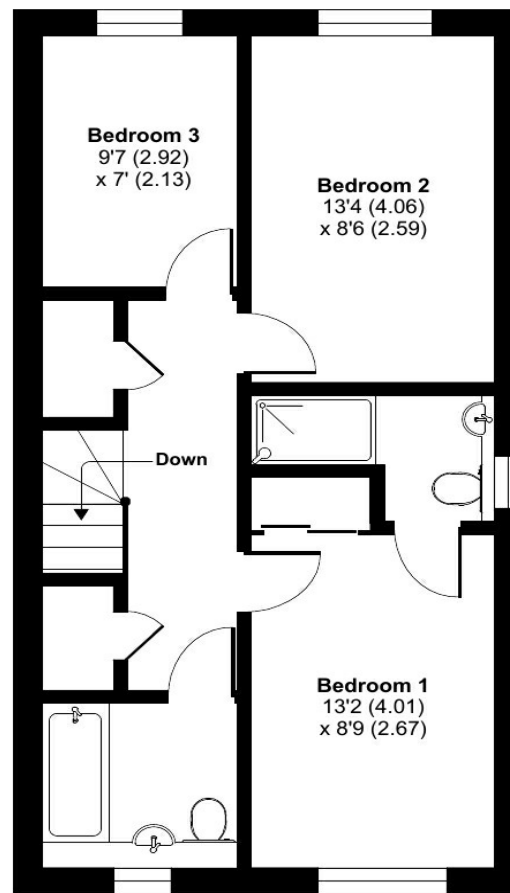
Store(s) = 96 sq ft / 9 sq m

Total = 1208 sq ft / 112.2 sq m

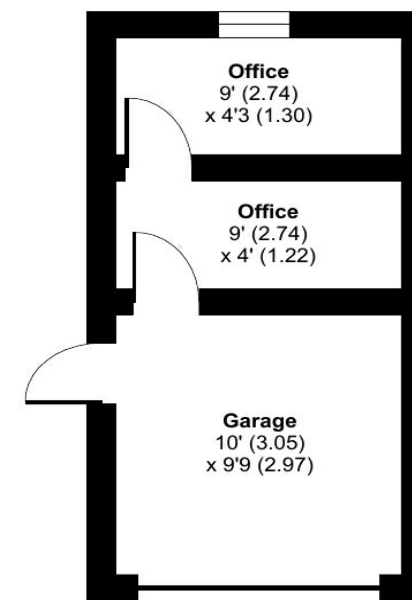
For identification only - Not to scale



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: 1111236

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92-100)		95
B	(81-91)		84
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England, Scotland & Wales		01 December 2020	10

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

Property details are a general outline and do not constitute any part of an offer or contract. Services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fittings and fixtures are not included unless specifically described. Measurements, distances and areas are approximate and for guidance only. This material is protected by laws of copyright.