

9 The Cobbetts

Alton, Hampshire, GU34 1FJ

Price £420,000

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Price £420,000 Freehold

- High Street & The Butts within 0.3 mile
- Alton train station within 1 mile
- Level walk of main shops
- The Butts School catchment area

An attractive, stylish 3 bedroom family home set in a private development just a couple of minutes from the town centre.

- Contemporary open plan living
- 3 good sized bedrooms
- Family bathroom & en-suite shower room
- Level walking distance to the town centre
- Allocated parking for two cars
- Low maintenance rear garden laid to patio
- Remainder of NHBC Warranty

DESCRIPTION

This high quality 3 bedroom property was built by Churchill Homes in 2017 and benefits from the remainder of the NHBC Warranty. The well planned accommodation has a spacious entrance hall with downstairs cloakroom. The hall leads into the main hub of the home incorporating the kitchen, dining room and living room in one open plan space with underfloor heating. The living area benefits from bi-fold doors opening onto the fully paved garden area.

To the first floor there are 3 good sized bedrooms, the master benefiting from fitted wardrobes and an en-suite shower room. The two further bedrooms are served by a family bathroom suite. The front garden is neatly laid out and bounded by formal railings. At the side of the property there is a gate leading to the rear garden providing useful storage space. The property also benefits from 2 allocated parking spaces.



LOCATION

The Cobbetts, a private development of just 15 houses is accessed from Butts Road and lies immediately to the south of Alton town centre. The neighbourhood includes All Saints Church, The Butts green, a Sainsbury's store, inns, the Watercross Line and a network of interesting town footpaths. Alton retains a weekly open air market with specialist and farmers events at other times. There are High Street shops, M&S, Iceland and Boots stores, a station (Waterloo line) and Waitrose store, primary and senior schools, the Alton School, HSDC Alton College, private health clubs and, capturing the local history and culture, the Curtis Museum and Allen Gallery. A sports centre and two golf courses are on the outskirts.

DIRECTIONS

From the M&S Store at the western end of the High Street, Alton, proceed away from the town towards Butts Road. After All Saints Church on the right, turn 2nd right into The Cobbetts where the house can be found in the far left corner.

COUNCIL TAX

Band D - East Hampshire District Council.

SERVICES

All mains services.

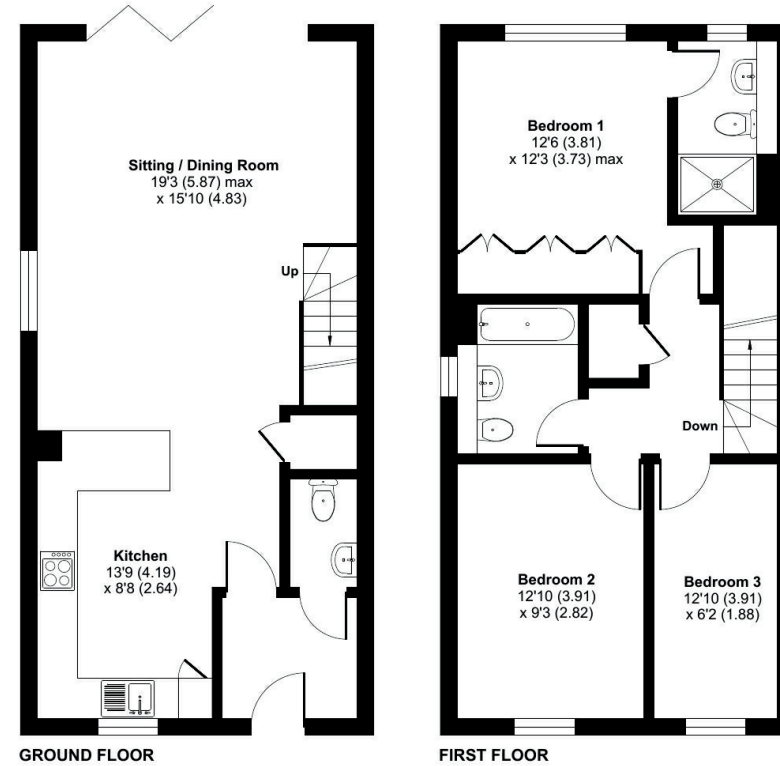




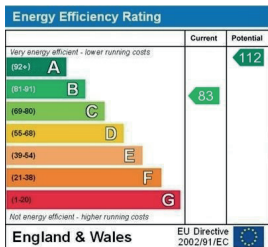
The Cobbetts, Alton, GU34

Approximate Area = 1060 sq ft / 98.4 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). © nrichcom 2023. Produced for Warren Powell-Richards. REF: 951088



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