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23 Ernest Road

Alton, Hampshire, GU34 1GN

Price Guide £820,000





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Price Guide £820,000 Freehold

- Market Square Alton town centre within 0.7 mile
- Many country walks nearby
- Alton Station 1.3 mile
- M3 junction 5-10 miles

A quite magnificent detached family house set on the prestigious Hop Field Place development formed by Redrow in 2019. Arguably set in the finest position within this development with countryside views to the front and glorious elevated southerly views to the rear.

- 4 double bedrooms
- 2 en-suite shower rooms
- Family bathroom
- Beautifully equipped 36'6 kitchen dining family room
- Formal sitting room
- Downstairs cloakroom
- Utility room
- Welcoming entrance hall, stairs & landing
- Double integral garage
- Beautifully manicured front & rear gardens
- Driveway parking
- Gas central heating, underfloor downstairs



DESCRIPTION

This really is a magnificent house set in arguably the finest position within a highly prestigious and popular development. Offered in show home condition, the well designed accommodation is thought through and laid out precisely as people wish to live today.

The enormous beautifully equipped family kitchen breakfast room benefits from a bank of bifold doors which take full advantage of the south orientated rear garden which due to the immediate terrain enjoys an unbelievable level of privacy. Again, due to that terrain the houses to the rear are constructed on a downward slope which provides an amazing rooftop view across the valley towards Highridge. Once again, being on the edge of the development there are forward facing views over the rolling countryside that surrounds the development.

The high specification is continued through to the heating system which is the preferred configuration of underfloor to the downstairs and radiators to the first floor. Also, for convenience, the garage has a door leading directly into the entrance hall.

In conclusion, it must be said that if you are looking for a prestigious beautifully finished family residence in a favoured residential position, you really should be viewing this property.





LOCATION

Hop Field Place is located on Alton's north westerly outskirts yet within easy striking distance of the town centre and all that that offers. The location benefits from rural footpaths, fields and the open space of the water meadows nearby. The location is also strategically placed for road routes including accessing Basingstoke, the M3 and the national motorway network along with the Thames Valley.

Steeped in English Civil War and Jane Austen history, Alton provides individual and multiple High Street shops, stores such as M&S, Sainsbury's and Waitrose, weekly specialist market events, trains to London Waterloo in a minimum journey time of around 67 minutes, senior and primary schools, Alton School, HSDC Alton College and a programme of summer events in the public gardens. There is also a sports centre, fitness clubs and two golf courses on the outskirts.

DIRECTIONS

From the Boots corner in the middle of the town, turn up Market Street and continue straight ahead at the Market Square becoming Lenten Street towards Basingstoke Road. At the mini-roundabout, turn right onto the B3349 New Odiham Road. At the next roundabout turn left into the Redrow development road named Northdown Way. Continue on Northdown Way, turning left into Hop Fields, then first right into Ernest Road. Follow the road along which opens on one side and the property can be found a short way along on the left hand side.

SERVICES

Gas fired central heating and mains drainage.

COUNCIL TAX

Band F - East Hampshire District Council.



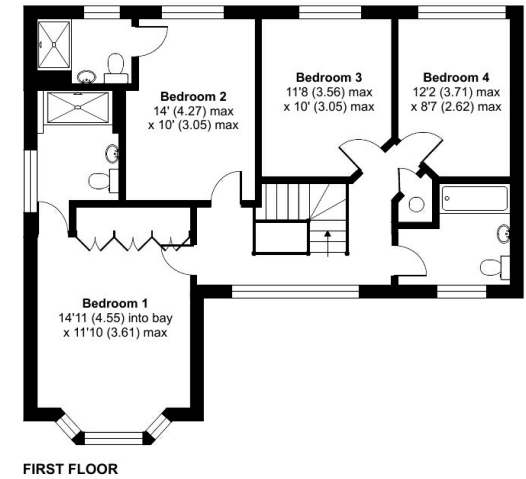
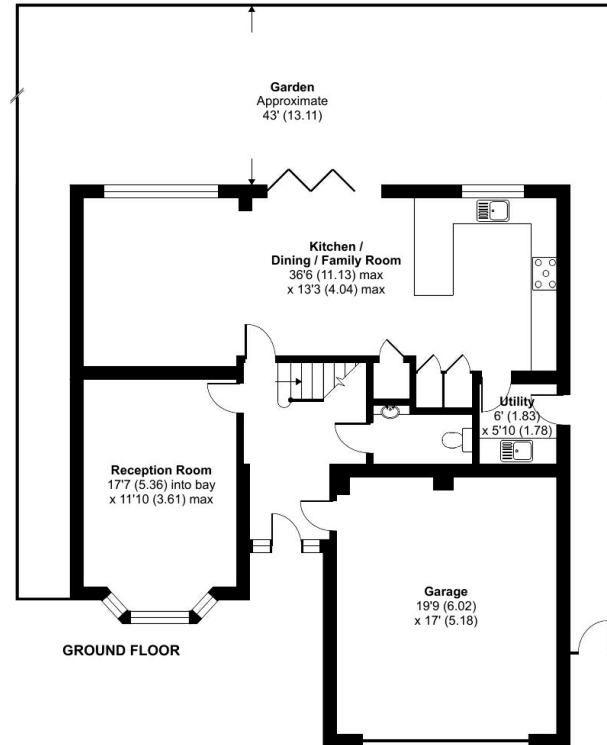




Ernest Road, Alton, GU34

Approximate Area = 2123 sq ft / 197.2 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ritchecm 2023. Produced for Warren Powell-Richards. REF: 1027275

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	85	93
(81-91)	B		
(69-80)	C		
(54-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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