

# 4 Windmill Hill

Alton, Hampshire, GU34 2RY

Price £580,000

wpr





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Price £580,000 Freehold

- High Street within 0.35 mile
- Alton Station 0.9 mile drive (less on foot)
- Country walks nearby
- 1.25 miles to A31

A light and airy individual detached property in a highly favoured elevated setting with a large plot and views over the town to encompassing countryside.



- 2 Bath/Shower Rooms
- Living room
- Kitchen
- 3 bedrooms
- Conservatory
- Garage
- Summer house & shed
- South westerly rear aspect



## DESCRIPTION

The property is accessed via a spacious entrance/dining hall with parquet flooring. There is a bedroom on the ground floor with en-suite shower room. The large living room, kitchen and conservatory are accessed via the hall and there is an open fireplace in the dual aspect living room as well as storage. On the first floor there are two further bedrooms as well as the main bathroom.

The rear garden is a particular feature of the property with a large expanse of lawn, a patio for entertaining, many shrub and flower borders as well as some mature trees, a summer house and a shed. To the front, there is driveway parking which provides access to the garage and an area of lawn.





## LOCATION

Enjoying marvellous garden vistas and views over the town and across the Wey Valley to the rolling countryside of the North Downs, Windmill Hill is one of Alton's finest residential locations and is handily placed for not only the town but the station with a shortcut footpath close by. There are country walks leading to the South Downs National Park with Worldham golf course lying just to the South of Alton. The individual and multiple High Street shops are complemented by Waitrose, M&S, Sainsbury's and Aldi stores with the town retaining weekly and specialist open air market events, historic celebrations such as the annual Victorian Cricket Match and a museum, library and gallery. There are primary schools, two senior schools, the Alton School and Alton College for further education. Churches, fitness and dance studios, bars and restaurants and a sports centre further complement the town's facilities.

## DIRECTIONS

From the M&S store at the end of High Street, Alton, proceed along Drayman's Way, the town's inner relief road travelling ahead at the Sainsbury's mini-roundabout. At the following mini-roundabout, turn right onto Lower Turk Street and immediately right up Turk Street becoming Windmill Hill at the Watercress Line railway bridge. The house is on the right.

## COUNCIL TAX

East Hampshire District Council - Band F

## SERVICES

All mains services





# Windmill Hill, GU34

Approximate Gross Internal Area = 133.3 sq m / 1435 sq ft  
 Garage = 11.0 sq m / 118 sq ft  
 Sheds / Summer House = 14.8 sq m / 159 sq ft  
 Total = 159.1 sq m / 1712 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. (ID945679)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
B			
C			
D		59	73
E			
F			
Not energy efficient - higher running costs	G		

England & Wales EU Directive 2002/91/EC

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