

19 Whitedown Lane

Alton, Hampshire, GU34 1PL

Price £385,000

wpr



## 19 Whitedown Lane

Alton, Hampshire, GU34 1PL

£385,000 Freehold

- Towards country outskirts
- The Butts School nearby
- Town centre 0.7 mile
- Train station within 1.4 miles

A beautifully presented 1920's 2 bedroom semi detached house with delightful south westerly facing garden and driveway parking.

- Modern kitchen dining room
- Living room with bay window and fireplace
- 2 double bedrooms
- Large driveway
- White bathroom suite
- Stunning gardens
- Double glazing throughout



## LOCATION

Whitedown Lane, is located towards the western country outskirts of Alton. Nearby Bolle Road leads to a small network of no-through roads also providing shortcut footpaths to the town centre. The Butts area of Alton is frequently requested for reasons of its proximity to schooling, The Butts – an historic green, Alton Sports Centre, walks in nearby Ackender Wood, and strategic road routes including the A339 to Basingstoke, the A31 Winchester-Guildford axis and the B3349 leading to the M3 Junction 5. The neighbourhood also has bus services, the French Horn Inn, Chawton Park Surgery, the Jubilee playing fields and local interest clubs such as indoor bowls, guides and scouts. Steeped in English Civil War and Jane Austen history, Alton town centre is within a 0.75 mile drive away with its varied range of shops, M&S and Sainsbury's stores, weekly street and farmers market events, and pubs and eateries. The town also has a station (Waterloo line), senior schools, Alton School, College, a Waitrose and retail park, library, cultural centres and two outlying golf courses.

## DIRECTIONS

From the western end of High Street, Alton beside the M&S Foodhall, proceed away from the town on Butts Road towards Winchester. At The Butts green, proceed under the railway bridge and turn right at the new roundabout towards Basingstoke onto Whitedown Lane passing the French Horn Inn. After The Butts green, the house is shortly on the left opposite a small layby.

## SERVICES

All mains services.

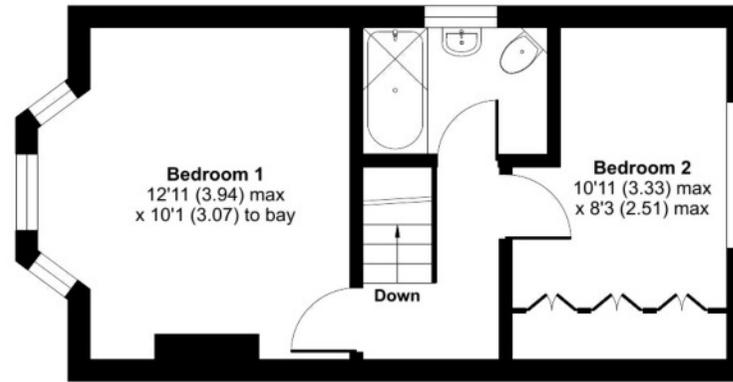
## COUNCIL TAX

Band D - East Hampshire District Council

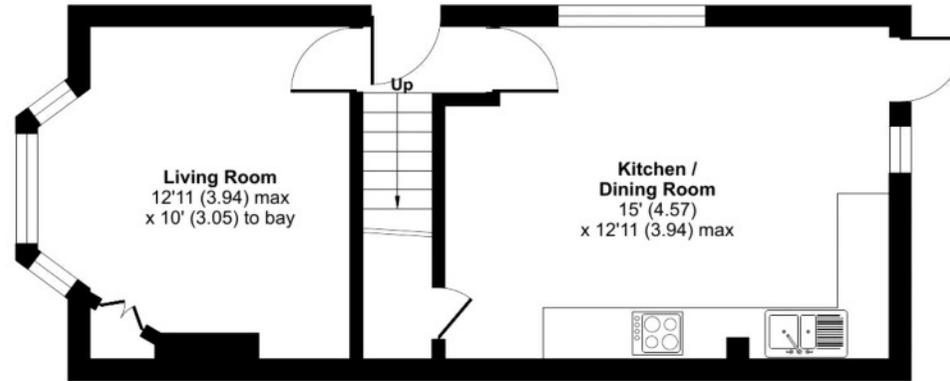


# Whitedown Lane, Alton, GU34

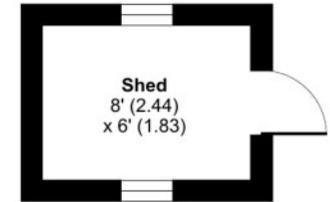
Approximate Area = 739 sq ft / 68.7 sq m  
 Outbuilding = 48 sq ft / 4.4 sq m  
 Total = 787 sq ft / 73.1 sq m  
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

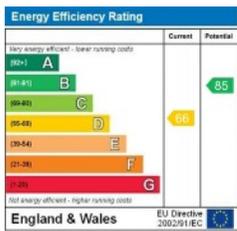


OUTBUILDING



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthem 2023. Produced for Warren Powell-Richards. REF: 1020739



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