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# 5 Fantails

Alton, Hampshire, GU34 2LN

Price £395,000



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Price £395,000 Freehold

- Wooteys School nearby
- Also HSDC Alton College
- High Street 0.9 mile
- Station 1 mile (less on foot)

A well planned 3 bedroom semi-detached house set in a highly favoured residential close in an elevated position just north of Alton town.

- Sitting room
- Kitchen dining room
- Family room/dining room
- Bathroom
- Hall & downstairs shower room
- Garage & rear garden with side access
- Long front garden providing paved off-street parking for at least 2 vehicles
- Gas central heating & double glazing

### DESCRIPTION

Originally built in the early 70s and still in the ownership of the original family, this property has been well looked after and indeed extended. However, we believe that a new owner may well choose to carry out a gentle modernisation programme which may well include a refitment of the kitchen and sanitaryware. Furthermore, there is probably scope to incorporate the rear family room/dining room into what would be a spectacular kitchen/family/living room. The property benefits from double glazing and has gas central heating.



## LOCATION

Consisting of mainly well spaced out semi-detached homes, Fantails adjoins Gilbert White Way which is towards Alton's northern outskirts and downland countryside. A network of footpaths lead to local facilities such as Wooteys Infant and Junior Schools, HSDC Alton College, Alton School, shops on Wooteys Way and Southview Rise, takeaways and a Tesco Express, as well as into open countryside. To the north is Alton Golf Course with the B3349 leading to the M3 junction 5 and the Thames Valley beyond. Steeped in history and market town traditions, Alton has commuter trains to Waterloo (station within 1 mile), individual and multiple shops, Aldi, M&S, Sainsbury's and Waitrose stores, restaurants, inns and hotels, churches of several denominations, a museum and gallery, a leisure centre and busy schedule of local events.

## DIRECTIONS

From The Crown Hotel mini-roundabout, proceed along Church Street and over the next mini-roundabout whilst staying on Church Street. Church Street then becomes Old Odiham Road. Drive towards the top of this hill turning right in Gilbert White Way and then second right into Fantails where the property can be found a short way along on the left hand side.

## COUNCIL TAX

Band D - East Hampshire District Council.

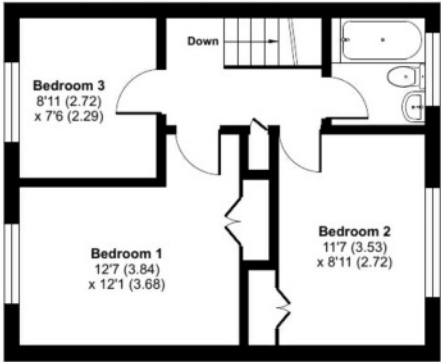
## SERVICES

All mains services.

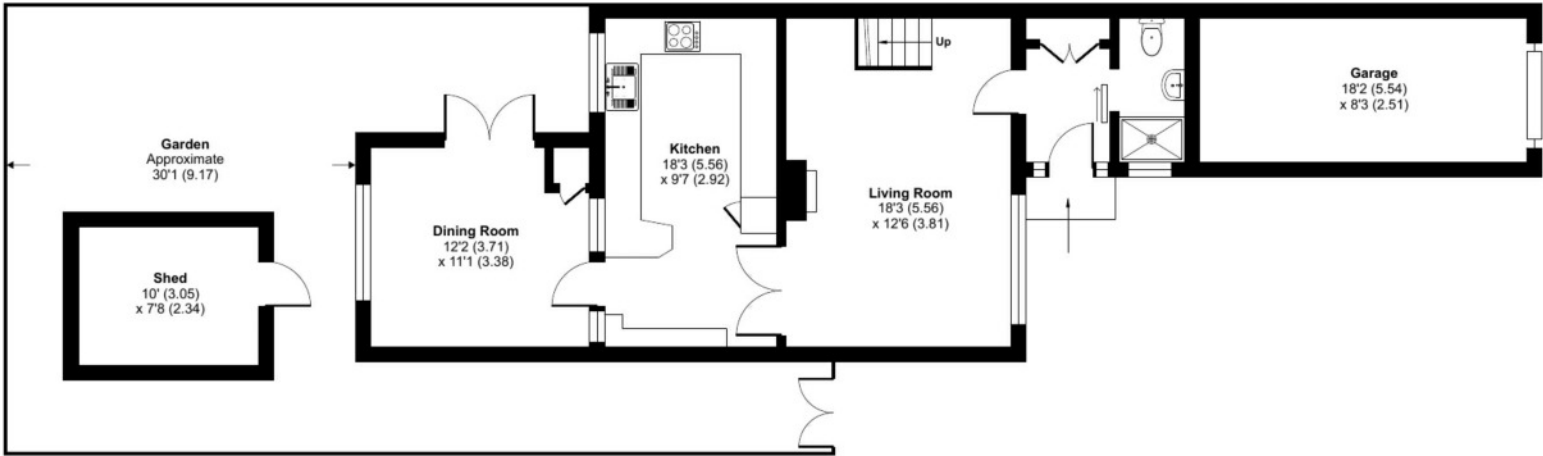


# Fantails, Alton, GU34

Approximate Area = 1045 sq ft / 97 sq m  
 Garage = 145 sq ft / 13.4 sq m  
 Outbuilding = 77 sq ft / 7.1 sq m  
 Total = 1267 sq ft / 117.5 sq m  
 For identification only - Not to scale



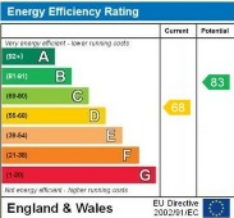
FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nthecon 2023. Produced for Warren Powell-Richards. REF: 1039221



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