

1 Downsway
Alton, Hampshire, GU34 1PR

Guide Price £395,000

wpr



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Guide Price £395,000 Freehold

- Town centre within 0.9 mile drive
- Less on foot via nearby shortcut paths
- The Butts School & Ackender Wood nearby
- Easy access to road routes

A 3 bedroom semi-detached house set in a generous corner plot with potential to extend STPP. Positioned on a sought after road in the Butts Green area of Alton. Chain-free

- 3 bedrooms
- Kitchen/dining room
- Living room
- Garage & driveway
- Generous plot with potential to extend STPP

DESCRIPTION

This 3 bedroom semi detached house is set in a generous corner plot and offering scope for improvement together with the potential to extend STPP. The well planned accommodation has a spacious entrance hall with separate doors leading into the living room and kitchen/diner. At the back of the house the conservatory leads from the dining room with a door into the garden.

On the first floor leading from the large light and airy landing there are three bedrooms and a family bathroom with separate WC and loft access.

To the front of the property there is a driveway leading up to the garage together with a lawned area and side access to the rear of the property. The large garden wraps around the back and side of the property with a lawned area, mature shrubs, vegetable patch and several sheds and greenhouse.



LOCATION

Downsway, a much favoured area, consists of houses of varying ages, sizes and designs . Particularly advantageous for its convenience to The Butts Primary School and a nearby shortcut path to the town centre, this western side of Alton is renowned not only for the school but also nearby The Butts, walks in Ackender Wood, the new Alton Sports Centre, local interest clubs eg Brownies, bowls, etc, and its easy car access to the A339 for Basingstoke, the A31 Winchester-Guildford axis and the B3349 for the M3. The locality also has bus services, the French Horn Inn, Chawton Park Surgery and walks to Chawton village, which is steeped in Jane Austen history. Alton has major and individual shops, M&S Foodhall, Waitrose, Iceland, Sainsbury's and Aldi stores, weekly and specialist market events, commuter trains to London Waterloo, senior and Alton schools, HSDC Alton College, cultural facilities, footpaths into the South Downs National Park and 2 golf courses on the outskirts.

DIRECTIONS

From the M&S Foodhall at the western end of High Street, Alton, proceed away from the town towards Winchester. At The Butts, an historic green, turn right at the roundabout towards Basingstoke onto Whitedown Lane. Then turn 2nd right into Downsway where the house is on the left hand side.

COUNCIL TAX

Band D - East Hampshire District Council.

SERVICES

All mains services.



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VIEWING

Strictly by prior appointment with Warren Powell-Richards



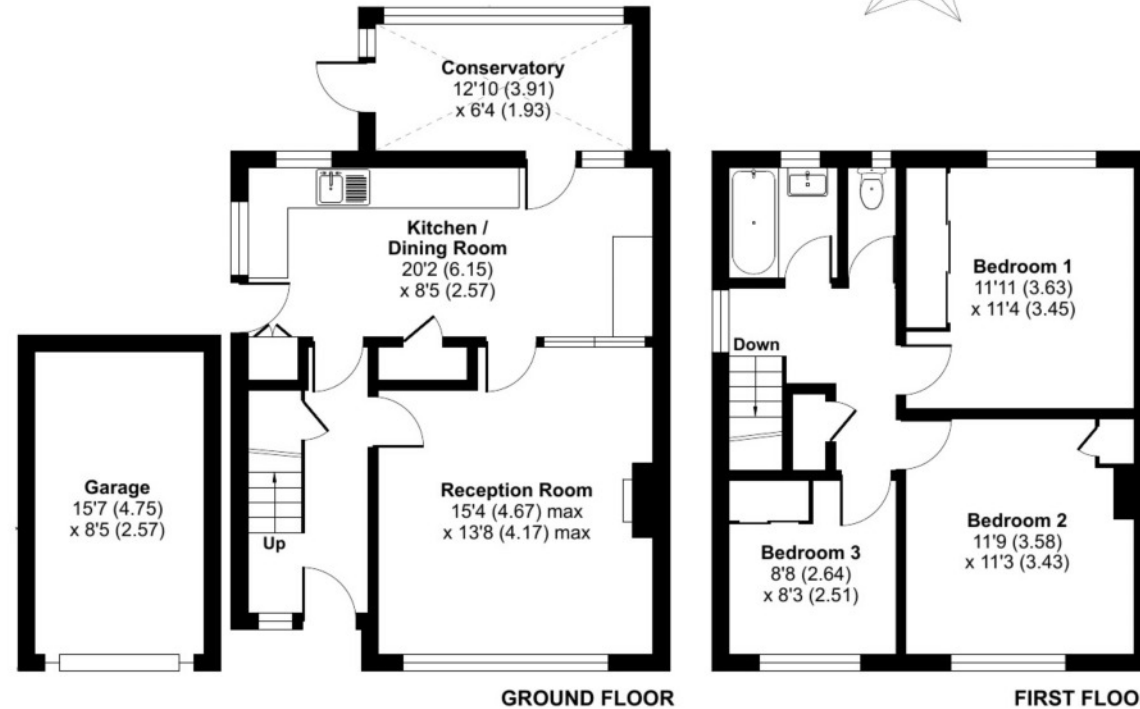
Downsway, Alton, GU34

Approximate Area = 1056 sq ft / 98.1 sq m

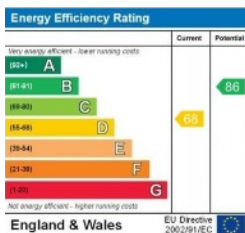
Garage = 127 sq ft / 11.8 sq m

Total = 1183 sq ft / 109.9 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). © nitchecom 2023. Produced for Warren Powell-Richards. REF: 1036544



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