



Kings Road
Alton, Hampshire



Beyond your expectations

Spacious character house in sought after location.

Entrance Hall | Sitting / Dining Room | Kitchen/Breakfast Room | Study | Cloakroom | 4 Bedrooms | En-Suite Bath/Shower Room | Second En-Suite Bathroom | Family Bathroom | Garden | Double Car Port & Bicycle Store | Air Source Heat Pump | Mains Drainage

Offers invited in excess of £625,000

Description

An exceptionally spacious semi-detached town house extending to about 1959 sq. ft. / 182 sq. m with generous accommodation and a principally south-east aspect to the rear. The house was built in 2009 with skill and sympathy to complement the established setting and provide an ideal family home with bright and well-proportioned accommodation. Features of note include a stunning open plan sitting/dining room extending to about 25'2 / 7.66 with a feature gas fire and double doors opening to the principally southerly facing rear garden. The living accommodation is complemented by a double aspect kitchen / breakfast room fitted with Hudson cream shaker style cabinets, integrated Neff appliances, solid oak work surfaces and travertine flooring. The overall accommodation is spread over three floors and is far larger than initially anticipated with spacious rooms with fine views particularly from the upper floors over the town. There are four bedrooms including a very impressive principal bedroom to the first floor with an en suite bath/shower room with travertine flooring. Two further bedrooms and a family bathroom complete the first floor accommodation. There is a further double bedroom set to the second floor. This is a real sanctuary with a dressing area and bathroom. Of note, each of the stylish bath/ shower rooms are fitted with Duravit white sanitary ware with chrome fittings. Energy efficiency is a high priority and an air source heat pump system supplies both space and hot water heating. The system also incorporates automatic digital electricity meters ensuring maximum use of lower cost electricity supply as and when possible. In addition, the house has the benefit of the residue of a 10-year NHBC warranty.

Outside

The house is approached via a brick pathway leading to the front door. The garden is principally to the rear and enjoys a south-easterly aspect with an area of lawn and a patio. A cedar greenhouse, apple tree and barbeque area is also set within the garden. The double car port and lockable bicycle store is approached via a shared shingle driveway providing parking. There is a gate to the rear garden from the driveway.

Location

The house is located on the favoured north western edge of the town close to nearby open countryside and about three quarters of a mile of the High Street. The historic market town of Alton has a good range of high street shops, specialist and weekly markets, Waitrose, schooling for all age groups, further educational college, Alton School, sports centre, two outlying golf courses and mainline railway station connecting to London Waterloo.

Directions

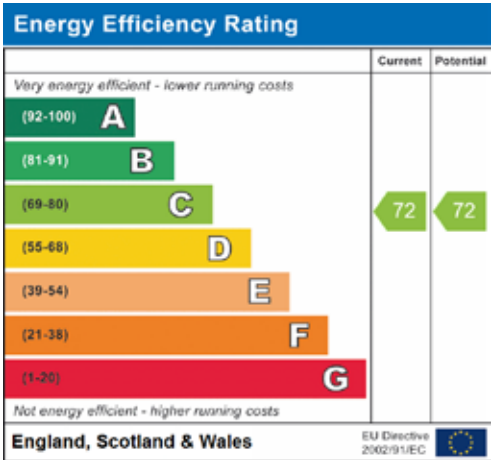
From the High Street, turn right into Market Street and continue beyond the Market Square into Lenten Street and take the third turning on the left into Ackender Road. Take the first turning on the right into Queens Road and the second turning on the right into Kings Road.

Hamptons International

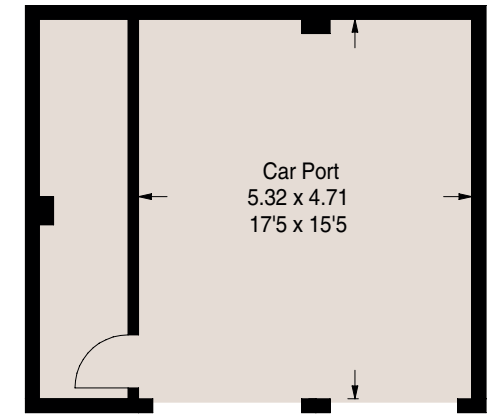
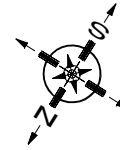
31 High Street
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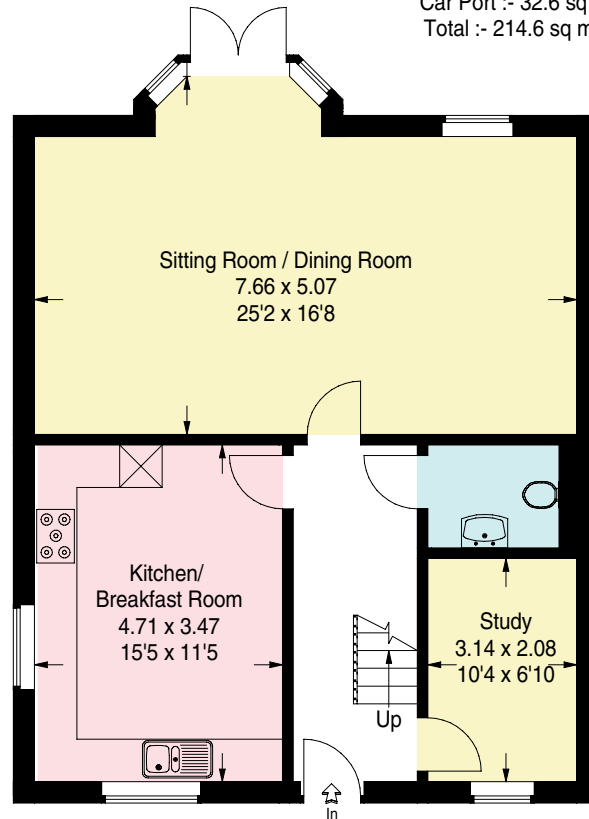
www.hamptons.co.uk



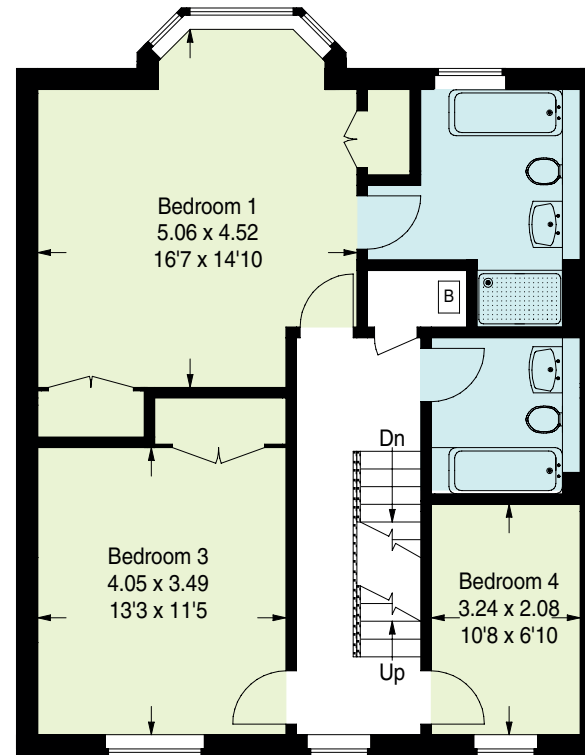
Approximate Gross Internal Area :- 182 sq m / 1959 sq ft
 Car Port :- 32.6 sq m / 350 sq ft
 Total :- 214.6 sq m / 2309 sq ft



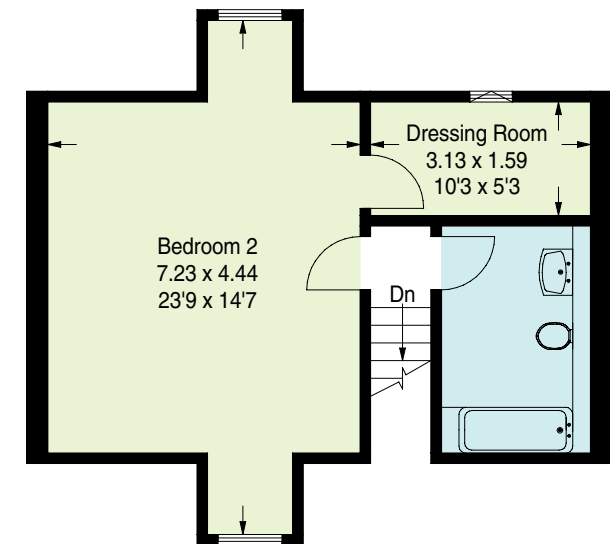
(Not Shown In Actual Location/ Orientation)
 Car Port



Ground Floor



First Floor



Second Floor

FOR CLARIFICATION, We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemized within these particulars.

