





**** STUNNING POSITION WITH OPEN COUNTRYSIDE TO THE REAR ****

Abode are excited to present this beautifully designed three-bedroom property, situated in the highly regarded village of Alton. The property boasts a grand entrance hall with a galleried landing, an open-plan living and dining kitchen with fitted units, a breakfast bar, and integrated appliances. The spacious lounge features a charming fireplace and double doors leading to the garden.

There is a ground floor bedroom with built-in furniture, as well as a ground floor bathroom. On the first floor, you'll find two double bedrooms and a shower room. Ample parking and turning space are provided, along with a delightful garden that adjoins the fields.

VIEWING IS HIGHLY RECOMMENDED.



ABODE
SALES & LETTINGS

ENTRANCE HALL

Entrance door into the hall with stairs up to the galleried landing, radiator and doors to -

LOUNGE

18'1" x 11'11"

Feature electric fireplace, radiator, double doors onto the garden and a cupboard.

OPEN PLAN LIVING & DINING KITCHEN

25'0" x 19'8"

The kitchen area offers fitted wall mounted, base and drawer units with granite work surfaces and a sink unit with instant hot water tap. Fitted electric double oven, microwave oven and an induction hob, integrated larder fridge and freezer, dishwasher and a washing machine. Breakfast bar, door to the side and a window to the front.

The lounge and dining area offers windows to the front and side, radiator and a feature gas fireplace.

BEDROOM

15'11" x 12'7"

Fitted bedroom furniture, radiator and windows to the rear and side.

BATHROOM

Panel enclosed bath, walk in shower with shower screen, low flush wc, vanity sink unit with wash hand basin with 2 drawers under, window, fully tiled walls and floor and a heated towel rail.

FIRST FLOOR

Galleried landing overlooking the hallway and doors to -



BEDROOM

15'8" x 14'6"

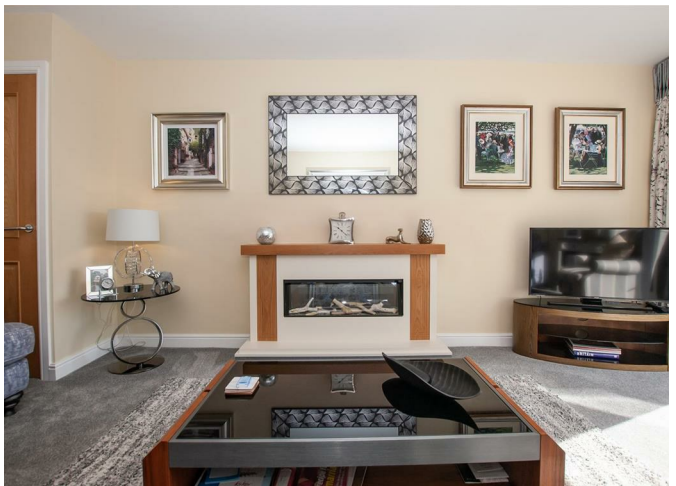
Port hole window to the front and a window to the side, storage cupboard/wardrobe, radiator and access to eaves storage.

BEDROOM

14'7" x 13'10"

Port hole window to the rear with views over the countryside and a sky light window to the side, storage cupboard/wardrobe, radiator and access to eaves storage.







SHOWER ROOM

Enclosed shower cubicle, low flush wc, wash hand basin, sky light window and heated towel rail.

OUTSIDE

Ample parking and turning space, mature beds with flowers and shrubs. Additional side parking and access to the rear of the rear garden. The garden offers decked, stone and slate seating areas and mature shrubs and plants in the borders, garden shed with power and views over the fields.

N.b.

Please note that there is an agricultural right of way via the right-hand side of the driveway, providing access to the field located at the rear of the property. The current owner can confirm that this arrangement has not caused any issues during their 9 years of occupancy. They are also happy to discuss this further with any interested parties if required.

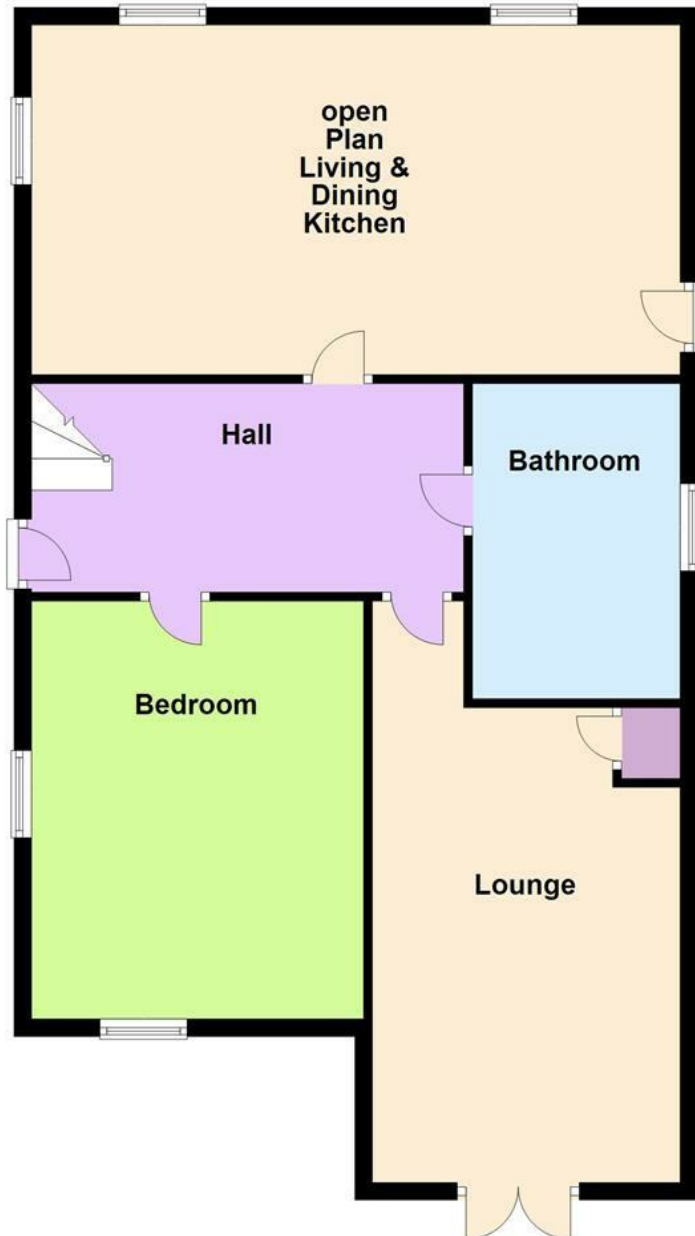




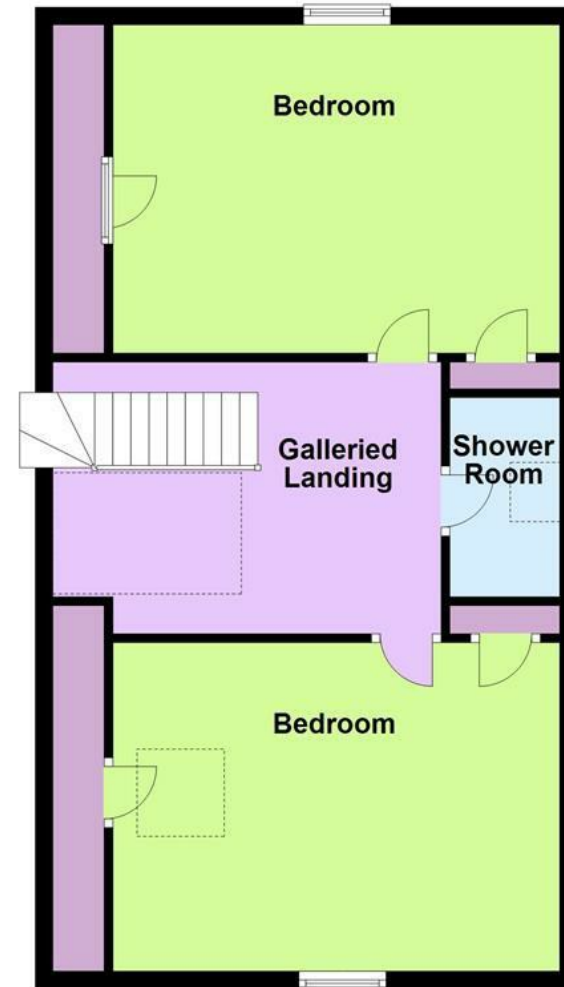


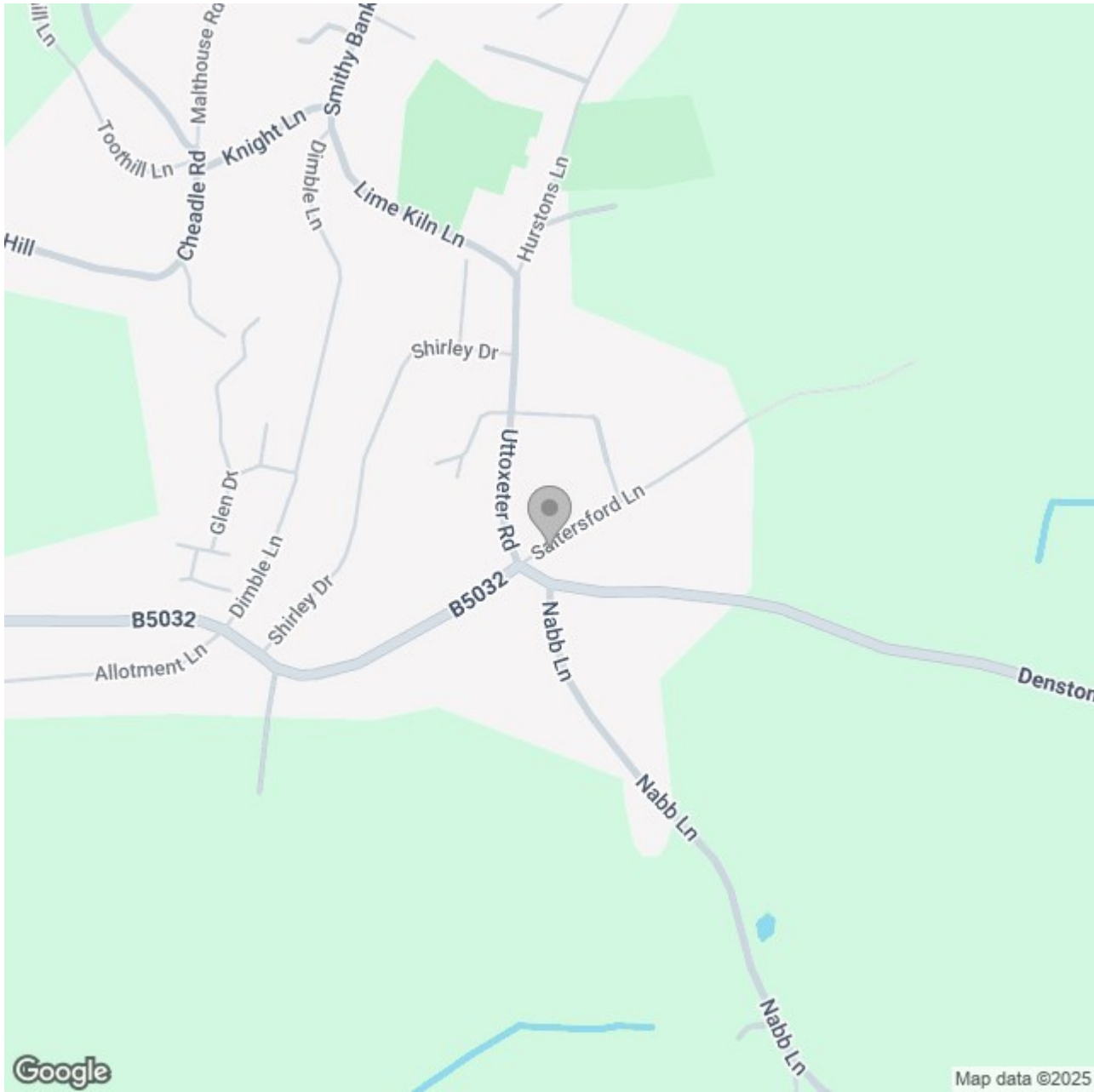


Ground Floor



First Floor





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	