

  
Hellards



*At home in Alton*

# 1 Whitedown Cottages

ALTON, HAMPSHIRE, GU34 1HF

## Guide Price £375,000

- Charming Grade II listed cottage with period features
- Three bedrooms
- Living room with open fireplace
- Recently decorated throughout
- New carpets throughout
- Close to Alton town centre
- NO ONWARD CHAIN

This charming period cottage was once the Foreman's home and is therefore larger than other properties on the terrace. The moment you step inside you are greeted by an abundance of character features with exposed brickwork and timber beams throughout the house. The property is well presented and benefits from having been redecorated inside and out and has also had new carpets fitted. The ground floor accommodation consists of a spacious living room complete with open fire, versatile study, fitted kitchen with shaker style units and space for a small table and a utility room with WC.

The period features continue on the first floor with the accommodation consisting of three bedrooms, two of which are doubles with built in wardrobes and a slightly smaller single room. Outside there is an enclosed garden to the rear that is mostly laid-to-lawn with patio area, perfect for al-fresco dining. The garden also has a shed for outdoor storage.





Alton is a bustling market town where there is a Waitrose, M&S food store and Sainsburys, along with a good selection of local shops and facilities. There is good road access to London, the M25 and beyond via the A31. There is direct mainline rail access to London, with Heathrow/Gatwick airports an hour away and Southampton airport about half an hour away.

### **SERVICES**

Mains gas, electricity, water and drainage are connected.

### **LOCAL AUTHORITY INFORMATION**

East Hampshire District Council

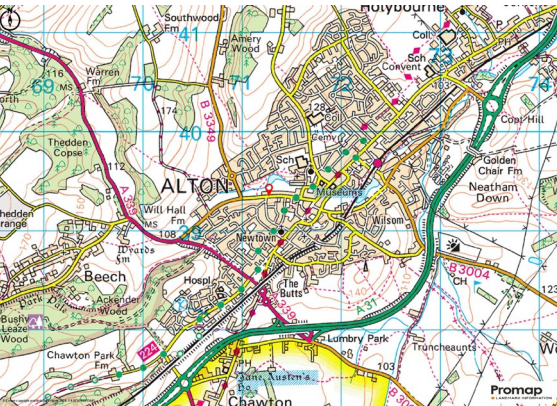
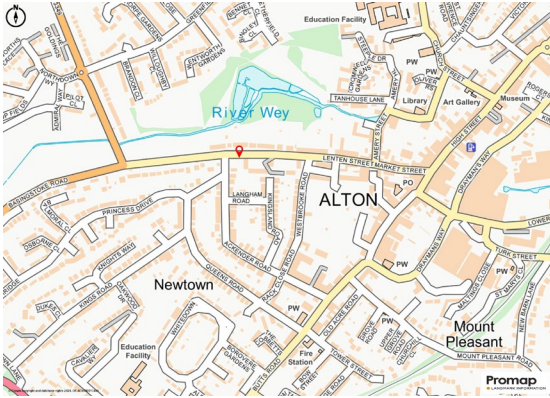
Council Tax Band: C

### **DIRECTIONS**

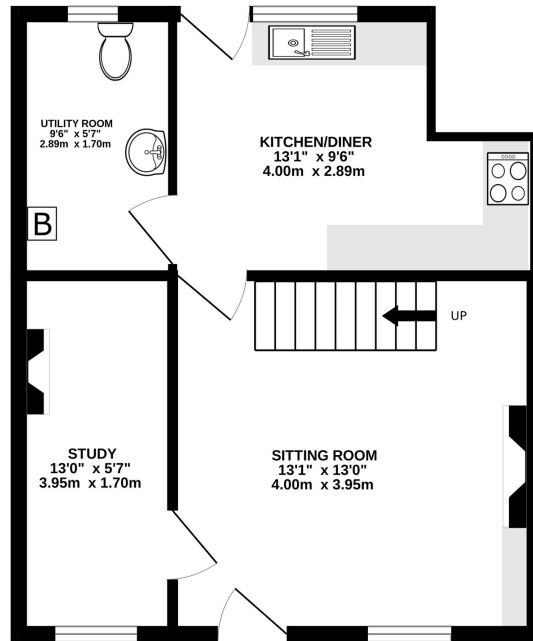
From the A31 take the first exit signposted for Liss/Selborne/Odiham and merge onto the Selborne Road (A339). Continue across both roundabouts and under the red brick bridge. Follow the road to the end and turn right onto the Basingstoke Road. At the roundabout continue straight over and onto Lenten Street and 1 Whitedown Cottages can be found on the right.

[What3Words:///report.published.storming](https://www.what3words.com/report/published/storming)

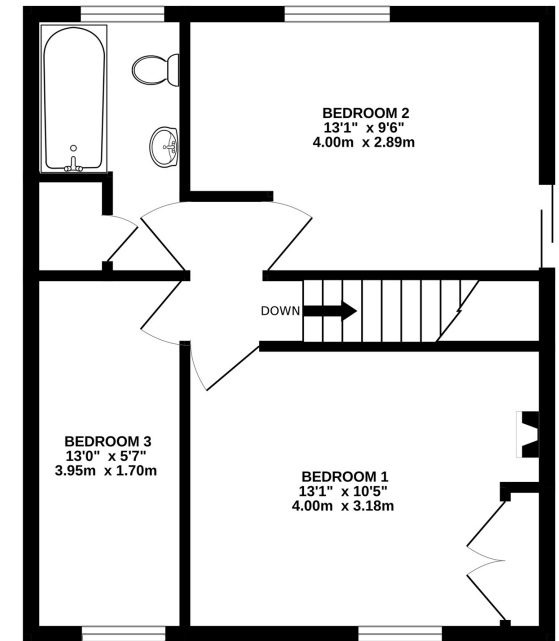




GROUND FLOOR  
397 sq.ft. (36.9 sq.m.) approx.



1ST FLOOR  
418 sq.ft. (38.9 sq.m.) approx.



TOTAL FLOOR AREA: 815 sq.ft. (75.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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EPC Exempt – Grade II Listed

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

