



Holybourne, Hampshire

Guide Price £975,000

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This substantial residence, crafted from brick, underwent an extension during the 1990s, showcasing meticulous presentation. Enhanced by gas central heating, double glazing, and the eco-friendly embrace of solar thermal and PV panels with a feed-in tariff, the property exudes modernity and efficiency. A driveway beckons with abundant parking and a dedicated bike store.

An expansive interior layout offers adaptability and ease of movement, notably featuring a capacious studio with a private entrance, nestled within the converted double garage - an idyllic setting for remote work. A spacious front porch, coupled with ample built-in storage and generous living areas, defines this as an inviting and practical family abode. The ground floor hosts an accessible and roomy shower/WC and bedroom, catering to multi-generational living. A second WC is conveniently situated beside the spacious, luminous conservatory.

A sizable, contemporary kitchen boasts dual gas hobs and is adorned with cream shaker-style cabinets, epitomizing both style and functionality. A separate dining room creates a perfect space for hosting gatherings of family and friends.

An ascent up the staircase reveals a main bedroom of grand proportions, accentuated by vaulted ceilings and enriched by built-in storage. The main ensuite is adorned with a capacious power shower, elevating daily routines to a realm of indulgence. Three additional well-portioned bedrooms, each equipped with built-in wardrobes and vanity washbasins, as well as a family bathroom with a separate shower enclosure, offer both comfort and convenience. The loft hatch, accessible via a folding ladder, unveils an expanse of attic space.

The rear pathway meanders to a serene haven - the private, sun-soaked rear garden, adorned primarily with lawns and adorned by the presence of mature trees and established shrubs. A patio, crowned with a brick BBQ, creates an ideal stage for summer gatherings, while a large timber shed, complete with electricity, provides ample storage and partners harmoniously with the adjacent covered hot tub, forming a haven of relaxation.

Freehold

- Detached House
- Village Location
- Versatile Accommodation
- Kitchen/Dining Room
- Three Reception Rooms
- Downstairs Shower Room
- Studio Room
- En Suite Shower Room
- Ample Parking
- No Onward Chain



Floorplan

London Road, Holybourne, GU34

Approximate Area = 2969 sq ft / 275.8 sq m

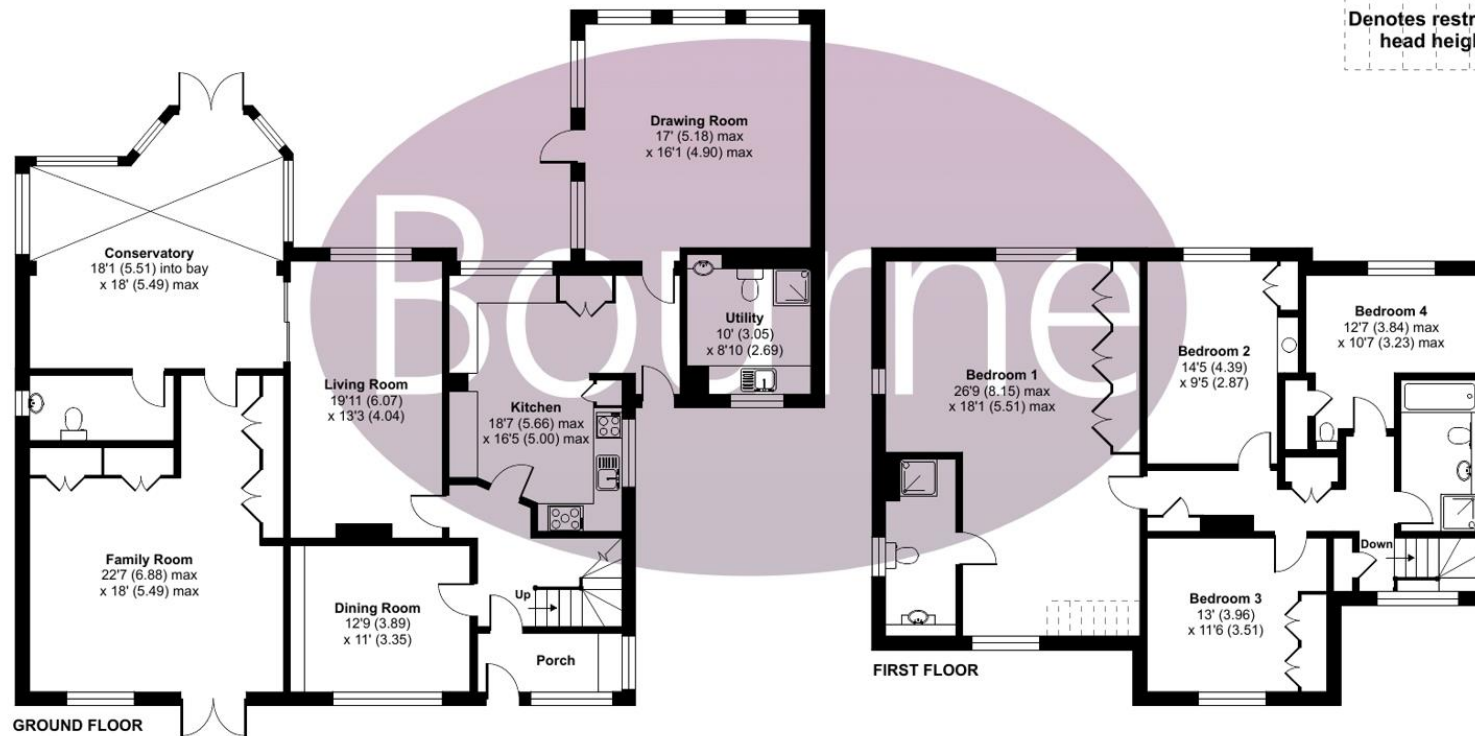
Limited Use Area(s) = 23 sq ft / 2.1 sq m

Total = 2992 sq ft / 277.9 sq m

For identification only - Not to scale



Denotes restricted head height

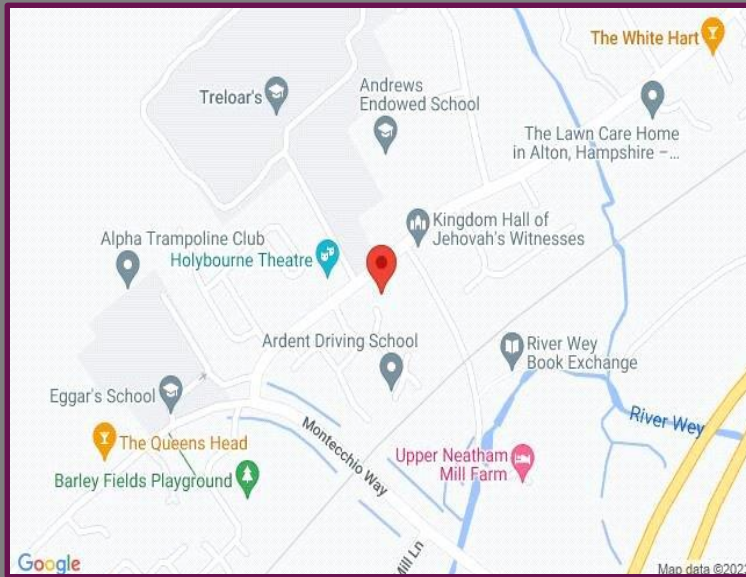


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄cheom 2023. Produced for Bourne Estate Agents. REF: 1020608

Location

Holybourne is well located close to Alton with handy access to the A31 and within easy reach of Farnham. The village lies at the foot of Holybourne Down and is part of a rural landscape that has remained largely unaltered over many centuries. The spring fed "Bourne" feeds into the River Wey which passes to the south of the village and also rises at Alton. The village has an active community with local amenities (much of it within walking distance) including an excellent village shop and post office, Church, pub, pre-school and primary school, sports clubs, Holybourne Theatre, village hall and the local train station at Alton with services to London Waterloo in just over an hour.

The extensive network of local lanes, footpaths and bridleways provide amazing walks and many cycling routes, ideal for any country/outdoor enthusiasts. The A31 is under a mile away and provides good regional transport links to Guildford and Winchester and the M3 lies conveniently to the north at Hook/Odiham. There are extensive schooling options in Alton (also with a Waitrose, Sainsburys, Aldi, Lidl and an M&S food hall) including Eggar's, Amery Hill secondary schools and Alton College nearby in the state sector, and in the private sector The Alton School, Lord Wandsworth College (Long Sutton), Winchester College and St Swithun's (Winchester) and Edgeborough/Barfield at Farnham.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	74	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract.

If you require clarification of any points then please contact us especially if you are travelling some distance to view.

Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



A refreshing choice...

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