



# Alton, Hampshire

This versatile detached property offers elevated views across the South Downs and picturesque surroundings in an idyllic spot. On the ground floor, you are greeted by a spacious porch leading to a sizable entrance hall with doors opening to a dual-aspect living room featuring a large bay window that captures the front aspect views. On the left-hand side of the hall, there is a spacious formal dining room.

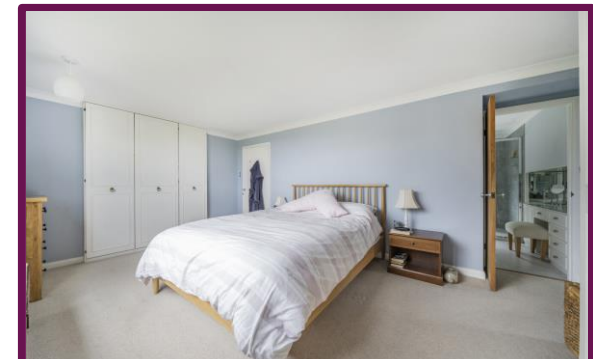
To the rear, you'll find a 22' kitchen/dining room with a central island, and double doors leading to the rear garden. Completing the ground floor are a downstairs toilet, a utility room, a third reception room that could serve as a bedroom or study. You will also find a tandem-length garage.

A turning staircase leads to a spacious landing with access to all four bedrooms and a study. Bedroom one offers a dressing room and an en-suite bathroom with a bath and shower, along with a rear aspect window. The main bathroom serves the other bedrooms, all of which come with storage. Bedrooms one, two, and three boast amazing views over the far-reaching fields.

The front garden features a sweeping driveway that has been recently tarmacked by the current owners, along with a beautifully landscaped, south-facing garden offering various shrubs and trees, capturing the elevated views. A viewing is highly recommended to truly appreciate the peaceful surroundings of this property. The rear garden offers additional lawn space, a greenhouse for keen gardeners, and a good sized shed. It's also worth noting that the current owners have recently installed solar panels, making this large home energy-efficient and reducing running costs far below the average.

Freehold

- Countryside Panoramic Views
- Semi-Rural Location
- Five Bedrooms
- Two Bathrooms
- Solar Panels
- 0.6 Of An Acre Garden
- Garage and Driveway



# Floorplan

## Springhill Worldham Hill, East Worldham, Alton, GU34

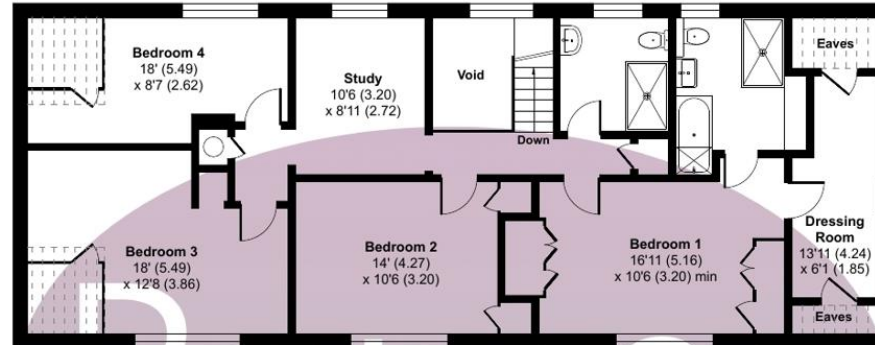
Approximate Area = 2504 sq ft / 232.6 sq m (excludes void)

Limited Use Area(s) = 117 sq ft / 10.8 sq m

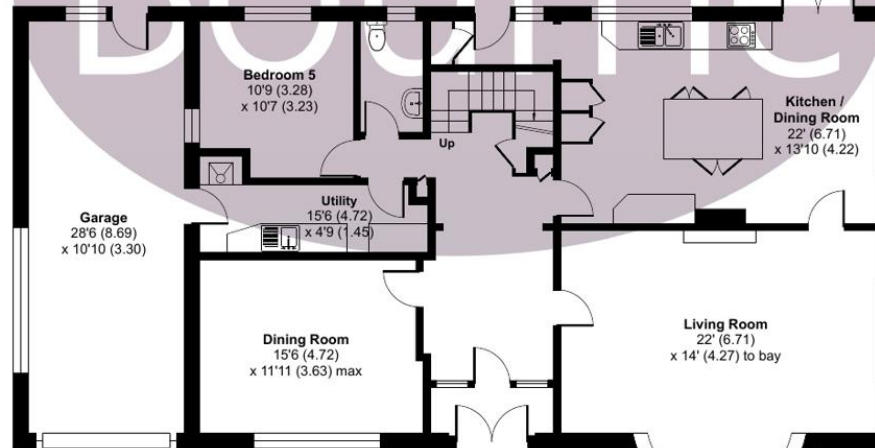
Garage = 309 sq ft / 28.7 sq m

Total = 2930 sq ft / 272.1 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2024. Produced for Bourne Estate Agents. REF: 1144810

# Location

The property is situated on the edge of the village of East Worldham, within 2 miles of the market town of Alton, offering a range of shopping, educational and sports facilities, together with the main line railway station providing services to London Waterloo.



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92+) <b>A</b>                              |                         |           |
| (81-91) <b>B</b>                            |                         | <b>86</b> |
| (69-80) <b>C</b>                            | <b>76</b>               |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England, Scotland &amp; Wales</b>        | 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...

ALTON: 72a High Street, Alton, Hampshire, GU34 1ET

Tel: 01420 541454 | Email: [alton@bourneestateagents.com](mailto:alton@bourneestateagents.com)

Web: [www.Bourneestateagents.com](http://www.Bourneestateagents.com)