



9 Berehurst, Borovere Lane, Alton, Hampshire GU34 1PA

A spacious three bedroom end-terrace cottage with garage and use of swimming pool, set in landscaped gardens and just 10 minutes walk away from local shops.

9 Berehurst

GUIDE PRICE
£375,000 (Leasehold)

Entrance hall • cloakroom • sitting room • dining room • kitchen • conservatory • patio garden
• three double bedrooms (one on ground floor with en-suite shower) • bathroom • garage

The Property

9 Berehurst is an end of terrace cottage on a corner plot. The property has well designed, spacious accommodation. On the ground floor is an entrance hall with under stairs storage and a cloakroom. To the left of the entrance hall is a large sitting room which has a side aspect window, a front aspect bay window and a feature fireplace. Double doors lead from the sitting room to the dining room and there is direct access from the dining room to the conservatory and, from there, to the rear, south-facing, patio garden. The fitted kitchen leads off the dining room and has a range of floor and wall units with a built-in oven and hob and space/plumbing for a washing machine and dishwasher. To the right of the entrance hall you will find one of the three double bedrooms which has fitted wardrobes and an en-suite shower room.

On the first floor are the two other double bedrooms and a bathroom. Both bedrooms have fitted wardrobes and large eaves storage cupboards.

The property has electric storage heating and double glazing throughout. A single garage, with light and power, is conveniently located in a block nearby.

Directions to Berehurst

From the A31 southwest of Alton take the A339 to the town centre. At the mini roundabout and immediately before the railway bridge turn right into Butts Road passing Butts Green on your left.

Take the next turning right into Borover Lane passing Archery Rise on your right and after passing Vicarage Road on your left take the next turning right into Berehurst.

999 year lease (from 1984), no ground rent and 60+ age covenant.

For viewings please call the Estate Manager 01420 768572



Sitting Room



Dining Room



Kitchen



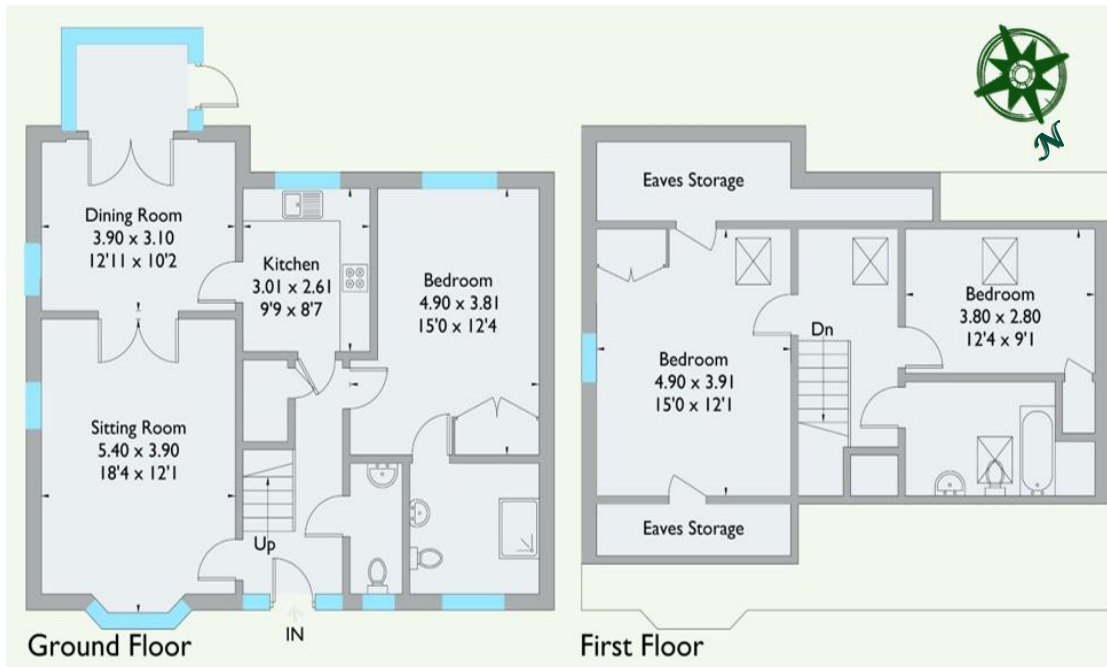
Bedroom 1



Bedroom 2



Bathroom



Conservatory

Approximate gross internals: 152.5 m² / 1642 ft² Condition Code: D

Energy Performance Rating: (56) D

Council tax banding: G

These particulars are intended to give a fair description of the property for the guidance of interested parties. They do not constitute any part of an offer or contract. All descriptions, dimensions, distances, orientations, reference to condition and necessary permissions for use and occupation and other statements are given in good faith; interested parties must satisfy themselves on the correctness of each element. The services provided have not been tested by the Agents. No person in the employment of the vendor's Agents has any authority to make or give any representations or warranties whatsoever in relation to this property nor to enter into any contract on behalf of the vendor. Photographs may show general view of retirement estate.

Berehurst

No more than a third of a mile from the centre of Alton, Berehurst offers a mix of spacious two and three-bedroom cottages, apartments and bungalows, set around two courtyards landscaped with lawns, herbaceous borders and shrubs. The four acres of grounds beyond, bordered by a restored steam railway, are home to an all-weather tennis court and swimming pavilion with changing rooms.

Alton is an historic town with many fine buildings, dating from its days as a coaching route. Today it is a bustling centre with a good range of leisure facilities, shops and supermarkets, including Waitrose and Marks & Spencer. Transport links are good, with a mainline station in the town. Opportunities to walk abound, with the beautiful beech woods of Selborne Common and the whole of the South Downs right on your doorstep and the estate itself offering fine views over the town and surrounding countryside. The area is also home to a number of interesting museums and galleries, in addition to the houses once lived in by authoress Jane Austen and the ornithologist Gilbert White.

Cognatum Estates Limited maintains, repairs and insures all the buildings, arranges the window cleaning and refuse collection and tends to the gardens and grounds. There is a personal alarm system in every property and Resident Estate Managers are available to provide support and a helping hand when needed. The cost of providing the services is shared equally between all properties.

Services and Amenities at a glance



Alton High Street



The Watercress Line



Jane Austen's House

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