



Property is in the middle

A three bedroom cottage overlooking a courtyard garden, set in beautiful landscaped grounds with use of a swimming pavilion and tennis court.

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

  
Cognatum  
ESTATES



## 22 Berehurst

Entrance hall • cloakroom • sitting room • dining room  
• fitted kitchen • conservatory • three bedrooms  
• bathroom • single garage • patio garden

**£399,950 Leasehold**

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Built in 1992, Berehurst is set in beautiful grounds, a third of a mile from the centre of Alton and bordering the Watercress Line, a restored steam railway that used to transport fresh watercress to London.

Services include a resident estate manager, personal alarm system, tennis court and swimming pavilion.

The two well-tended courtyard gardens are planted to lawn with mature herbaceous borders and ornamental trees. The landscaped grounds and meadow beyond provide a more informal setting.

Excellent road communications via the A31/M3, and rail services from Alton to London Waterloo taking about an hour.

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

**For viewings please contact the  
Estate Manager on 01420 768572**



*Sitting room through to dining room & kitchen*



*Sitting room*



*Kitchen*



*Conservatory*



*Bedroom*



*Bathroom*

# The Property

22 Berehurst is an attractive mid-terrace cottage overlooking the courtyard gardens. The entrance hall has doors leading to the cloakroom and spacious sitting room. The separate dining room has double doors leading to the conservatory and the kitchen is accessed from the sitting room.

On the first floor there are three bedrooms and a bathroom with shower and bath.

Outside is a small patio, which is accessed from the conservatory. A single garage is a short walk away and there is easy access to the meadow.

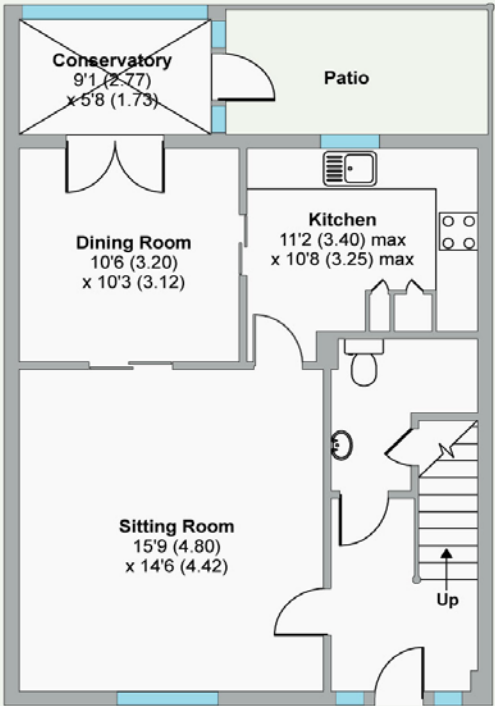
Residents have use of an all-weather tennis court and a swimming pool, with changing rooms, which can be used throughout the year.

The estate is about a third of a mile from the town centre with its excellent shopping facilities, cafes and restaurants.

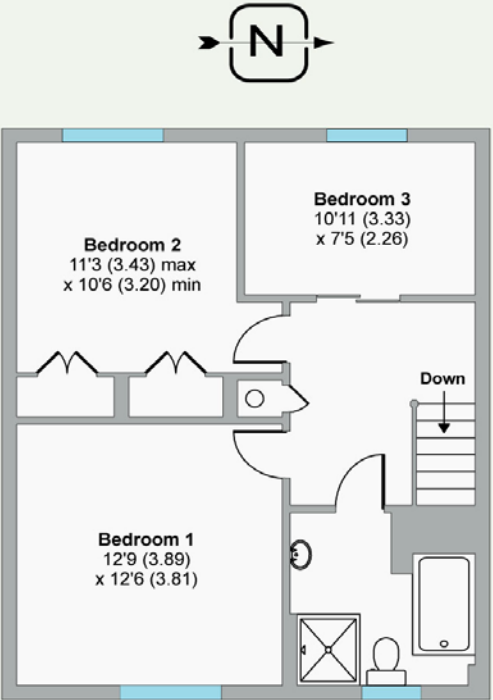
## Directions to Berehurst

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



GROUND FLOOR



FIRST FLOOR

**Approximate gross internals:** 113.5m<sup>2</sup> / 1222ft<sup>2</sup> **Condition Code:** D  
**Energy Performance Rating:** 52 (E) **Council Tax Band:** F



View from the property looking towards the Watercress Line.

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

Berehurst has 26 spacious two and three-bedroom cottages and apartments set around two attractive garden squares with lawns, herbaceous borders and ornamental trees. The cottages have private terraces and several have larger gardens which can be looked after by the gardener or by the owners themselves. All cottages and chalet bungalows have conservatories, with some variations in architectural style.

### Services

Cognatum Estates maintains, repairs and insures all the buildings, arranges the window cleaning and refuse collection and tends to the gardens and grounds thereby freeing owners and residents from these responsibilities. There is a personal alarm system, tennis court, swimming pavilion and a resident estate manager is available to provide support and a helping hand when needed. The cost of providing the services is shared equally between all properties.

### Location

Alton was described in Mudie's History of Hampshire as 'beautifully situated in a rich and pleasant part of the country' and although many years have passed, the town still retains its original charm and history. Today it is a bustling centre with many fine buildings dating from the town's days as a coaching route. There is a good range of speciality shops and supermarkets and a number of attractive parks. Theatres within easy reach include the Redgrave at Farnham, the Theatre Royal at Winchester and the Chichester Festival Theatre. At nearby Lasham there is an International Gliding Centre, and the Alton Golf Club is about two miles.

### Further afield

The M3 is some 15 miles to the north and the south coast is about 30 miles away. Basingstoke, Winchester, and Guildford are each less than 40 minutes away by car. Alton has a regular train service to London Waterloo (just over an hour). Airports at Southampton, Heathrow and Gatwick are all around one hour's drive.



*Swimming Pavillion*



*Church of St Lawrence*



*Alton High Street*



*The Watercress Line*

**[www.cognatum.co.uk](http://www.cognatum.co.uk)**

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The English Courtyard Association and The Beechcroft Trust -  
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