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Powntley Copse Alton, Hampshire

A substantial, detached 6 bedroom residence providing in excess of 4,200 sq. ft of stylish accommodation set within approx. 1 acre of mature gardens with detached double garage.



Mileages (approximate)

Alton – 3 miles
Odiham – 5 miles
Hook – 7 miles
Basingstoke – 9.5 miles
Heathrow Airport – 33 miles

Summary of accommodation

6 Bedrooms
4 Bathrooms (3 en suites)
Dressing room to master bedroom
4 Reception rooms
Spacious galleried entrance hall
Fully fitted kitchen/breakfast room
Utility
Cloakroom
Detached double garage

Description

This lovely home is immaculately presented throughout and provides elegant living space arranged over two floors. There is an impressive, welcoming entrance hall with wide oak staircase and galleried landing, a triple aspect drawing room with fireplace, fully fitted kitchen/breakfast room, a comfortable family room also with fireplace, study with bespoke fitted furniture, utility and cloakroom.



On the first floor there is a luxury master bedroom suite, guest bedroom with en suite shower room, a double bedroom with 'Jack and Jill' en suite bathroom, three further good-sized bedrooms and a family bathroom.

Outside

The property benefits from two private driveways, one that leads to the detached double garage and has the benefit of parking for several cars and the main entrance with electric gate which also leads to ample parking and directly to the house.

Established gardens encircle the property and provide a beautiful tranquil private setting. Large areas of lawn are flanked by mature borders, enclosed by an established evergreen hedge.

Immediately adjacent to the house is a paved terrace and to the rear, from the garden, are steps that descend to the garage and second access.

Situation

The house is positioned in the heart of the well regarded private estate of Powntley Copse within an elevated position away from the main thoroughfare. Situated between Odiham and Alton, Powntley Copse is a

sought after rural address of just twenty six substantial houses set within private lanes each within their own grounds. The area is ideal for commuters with excellent access to Alton, Basingstoke and the M3 (junction 5) offering routes cross country, to the South, London and Heathrow airport (approx. 33 miles). For schools locally there is Lord Wandsworth College in Long Sutton, Robert May in Odiham and Alton School. Amenities nearby include restaurants and shops at Odiham, Alton, Basingstoke and Farnham; all except Odiham also have trains services to London which can be reached in under one hour.

Services: Mains electricity, gas and water. Private drainage.

Local Authority: Basingstoke and Deane.

Tenure and Possession: Freehold.

Council Tax: Band F

Viewing: Strictly by appointment with The Country House Company. Tel; 02392 633026

Email: sales@countryhousecompany.co.uk

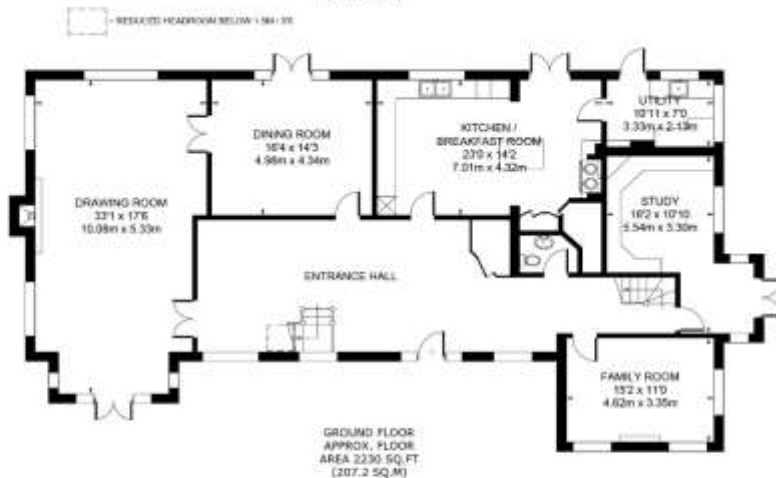
Prior to making an appointment to view, we recommend that you discuss any points about the property with a member of staff who has seen the property in order that you do not make a wasted journey



Disclaimer:

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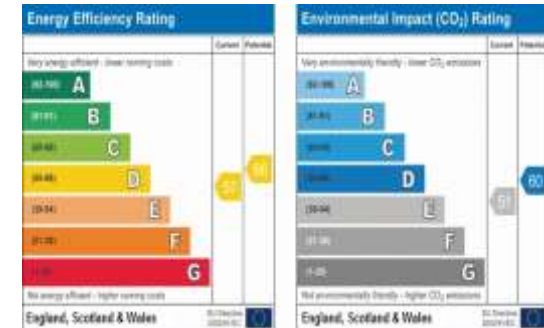
Date of particulars 2019



(Not Shown In Actual Location / Orientation)

TOTAL APPROX. FLOOR AREA 4261 SQ.FT (395.9 SQ.M)
(EXCLUDING VOID)
DOUBLE GARAGE 320 SQ.FT (29.7 SQ.M)
TOTAL 4581 SQ.FT (425.6 SQ.M)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
floorplansUsketch 2019 (ID 520790)



The Country House Company • The Granary • Whitedale Farm • East Street • Hambledon • Hampshire • PO7 4RZ

02392 632 275

sales@countryhousecompany.co.uk • lettings@countryhousecompany.co.uk

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