



Pentons Close, Holybourne, Alton
Offers Over: £500,000

Gascoigne-Pees

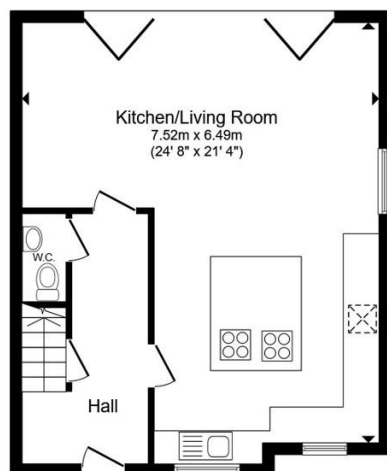




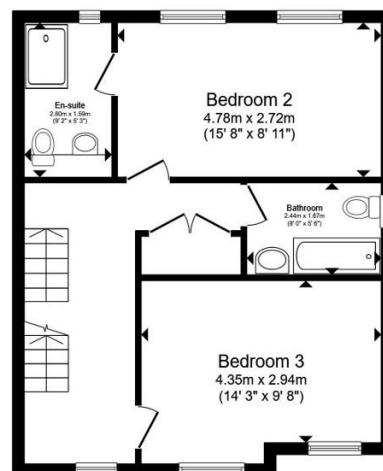


Situated within the highly sought-after village of Holybourne, on the eastern edge of Alton, this exceptional three-bedroom end of terrace family home offers beautifully appointed accommodation extending to approximately 1,440 sq ft. Having been significantly upgraded with a double storey wrap around extension and meticulously maintained by the current owners, the property combines contemporary luxury, energy efficiency and stylish design to create a truly outstanding home. The heart of the property is the stunning open-plan kitchen, dining and living space, designed for modern family living and entertaining. The bespoke kitchen is fitted with elegant quartz worktops and a comprehensive range of integrated NEFF appliances including twin ovens, dishwasher, fridge freezer and an induction hob with a sleek downdraft extractor. A central island provides additional preparation space and casual seating, whilst expansive bi-fold doors with electric roller blinds flood the room with natural light and create a seamless connection to the landscaped rear garden. Throughout the ground floor, attractive herringbone flooring enhances the sense of quality and continuity, complemented by a contemporary glass and oak balustrade staircase which rises through the property. The accommodation is arranged over three floors, providing versatile and well-proportioned living space ideal for families and professionals alike. The first floor offers two generous double bedrooms and a beautifully appointed family bathroom, while the impressive principal bedroom occupies the entire top floor, benefiting from a stylish en-suite shower room and excellent privacy with room to add bespoke fitted wardrobes. A particular feature of the home is its commitment to sustainability and energy efficiency. The property benefits from solar panels and a Tesla Powerwall battery storage system, allowing excess energy to be stored and fed back into the grid, helping to reduce household running costs and environmental impact. Outside, the rear garden has been thoughtfully landscaped to provide an attractive and low-maintenance outdoor space. A substantial patio area is ideal for al fresco dining, while the remainder of the garden is predominantly laid to lawn and bordered by sleeper-edged flower beds. New fencing provides privacy and security, and a large timber garden shed offers excellent storage. Additional practical features include both external hot and cold water taps. To the front, the property benefits from two private parking spaces. Holybourne is one of East Hampshire's most desirable villages, renowned for its attractive period properties, village atmosphere and excellent connectivity. The village enjoys a strong sense of community and offers a range of amenities including a village store, public house, church and recreation ground, whilst the nearby market town of Alton provides an extensive selection of shops, supermarkets, restaurants and leisure facilities. The area is particularly popular with families due to the excellent educational provision. The property falls within catchment for the highly regarded Holybourne Infant School and Andrews' Endowed Church of England Primary School, while secondary education is served by the well-respected Eggar's School. Alton mainline station provides regular services to London Waterloo, whilst the A31 offers convenient access to Farnham, Guildford and the wider motorway network. The surrounding Hampshire countryside provides an abundance of walking, cycling and outdoor pursuits, with the South Downs National Park close at hand. Please note that virtual staging has been applied to selected photographs within this marketing material. The images have been digitally enhanced for illustrative purposes only to help demonstrate the potential use and presentation of the space. Virtual staging does not alter, misrepresent, or conceal any fundamental material information relating to the property and should be used solely as a visual aid. Prospective purchasers are advised to inspect the property in person and rely on their own enquiries regarding its condition, layout, and features.





Ground Floor



First Floor



Second Floor

Total floor area 133.8 m² (1,440 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections. Powered by www.propertybox.io

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Council Tax Band: **TBC**

Tenure: **Freehold**

Viewing by appointment

T: 01252 713232

E: farnham@gpees.co.uk

50 The Borough, Farnham, Surrey, GU9 7NW

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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