



Richmond Place

SHALDEN



*A superb
family home*



An elevated outlook

A superb family home with stunning hilltop views in a desirable location in the Parish of Shalden, near Alton.

With over 4,000 sq ft of space, Richmond Place offers five bedrooms, five bathrooms, a large kitchen, dining room, study, family room, library area, reception hall, utility room and two downstairs cloakrooms. The house is set in landscaped gardens of circa 0.63 acres and has a glorious elevated outlook.

In addition there is a double garage/workshop, a generous home office and two garden storage buildings.





Impressive energy credentials

The house was built in 2011 by the current owners, using advanced construction designs and materials with the aim of creating an energy efficient home.

The property benefits from high quality double glazing and extensive insulation and is economical to run. The house has also been fitted with Cat 6 data cabling, modern gas central heating and a heat recovery and ventilation system.



A warm welcome

Enter through the gateway on to the gravel drive at the front of the house, where there is space to park several cars.

Under a wide front porch, the oak door opens into an impressive, double-height reception hall with a porcelain tiled floor, a handsome brick fireplace and a wood-burning stove that, in winter, provides enough heat to warm the entire house.



An ideal family space

On the right is the large kitchen and family room with plenty of space for a dining table as well as sofas and armchairs; a relaxed room for spending time with family and friends. Floor to ceiling bi-folding doors look out onto the terrace and gardens and frame the far-reaching views beyond.

The fitted kitchen, with granite and wood worktops and a large central island, includes integrated appliances and space for a range cooker, American-style fridge freezer and wine fridge. Off the kitchen is a utility room with a back door and lots of extra storage as well as a downstairs cloakroom.

Next to the kitchen is the spacious dining room, bright and warm with a lantern roof light over the table and glazed bi-folding doors leading out to the garden. This room would also make a wonderful family room.

To the left of the hall, is a good-sized formal drawing room, complete with a wood-burning stove and a gorgeous outlook over the gardens. Opposite is a study; perfect for those wanting a separate space to work within the house, and at the end of the hall, is a stylish guest cloakroom with pretty ceramic floor tiles.









Spacious dining and drawing rooms



Sweet dreams

Upstairs, the airy master bedroom is reached via a private staircase off the hall landing. An attractive room with large windows, offering a scenic aspect and plentiful space for wardrobes. There's an en-suite bathroom with a bath and a shower, as well as a dressing area.

At the top of the main staircase is a galleried landing with an appealing library area, giving a fabulous view over fields to the front of the house; an ideal spot for some restful reading. Leading off the landing are three more generous double bedrooms, all en-suite and offering wonderful views.

A fifth smaller bedroom is served by a separate shower room. The fourth and fifth bedrooms were specifically designed to be easily divided from the main house and to function as a granny annexe or separate accommodation for guests or a nanny.



*A galleried landing,
giving a fabulous view over fields*



Lofty potential

The house has two large, partially boarded lofts with ample head height, offering potential to add two or more bedrooms and bathrooms (subject to planning consents).

The lofts have been primed for conversion with windows, electricity and attic trusses installed; currently they provide plentiful storage space.



Garage/workshop & home office

Adjacent to the house is a two-car garage, presently used as a workshop, with a big home office above. The office is equipped with central heating, a small kitchen area and has both dormer and Velux windows, creating a wonderful, light work space. Alongside the garage block is a large garden storage shed and a log store.





Terrace & garden

Accessed directly from the kitchen, the expansive terrace easily accommodates a large table and chairs for outside dining and entertaining, as well as a sofa for lazy summer lounging in the garden.

The landscaped gardens are mainly lawned and designed to be easily maintained whilst making the most of the splendid country views to the rear. Beyond the garden is a fenced paddock which could be incorporated into the main garden. The total plot has an area of circa 0.63 acres.





In the area

Richmond Place is enviably located within Shalden Parish, just outside the thriving market town of Alton, which offers a direct train service to London Waterloo in just over an hour. The A31 at Alton provides excellent road links to the A3 and M3.

Alton boasts Waitrose, Sainsbury and M&S supermarkets, as well as a range of high street shops, independent boutiques, pubs, cafes, restaurants, markets and sports facilities, including the Alton Golf Club.

There is a wide choice of local schools including Wootey Junior & Infants Schools, Anstey Junior School, Eggar's School (all rated 'Good' by Ofsted) and the well-regarded Lord Wandsworth College and Alton School.



Finer details

OVERVIEW

- Spacious, detached home of over 4,000 sq ft
- Elevated position with spectacular country views
- Desirable location on rural outskirts of Alton
- Highly energy efficient and economical to run
- 0.63 acre plot with landscaped gardens
- Five bedrooms
- Five bathrooms
- Open plan kitchen
- Formal drawing room
- Dining room
- Study
- Large utility room
- Two downstairs cloakrooms
- Planning permission has been granted in January 2021 for the addition of a boot room next to the utility room of 14.62 sq m (gross external) and an extension to the drawing room of 10.93 sq m (gross external)
- Potential to extend into the lofts (subject to planning consent)
- Possible separate granny annexe/guest accommodation within the house
- Double garage/workshop
- Large home office
- Private driveway with parking for several cars

SERVICES

- Mains gas, electricity, water and drainage with rainwater harvesting
- Modern gas central heating and whole house heat recovery and ventilation system
- Gas boiler with Megaflow high pressure hot water system
- Council Tax Band G £3,249pa
- Cat 6 data cabling
- Broadband internet
- High quality double glazing and insulation throughout

GARDEN & GROUNDS

- 0.63 acres of grounds
- Easy to maintain planting and lawn design
- Stunning far-reaching country views
- Large terrace for outside dining
- Driveway parking for several cars
- Double garage/workshop
- Two garden storage sheds

LOCATION

- Wonderful country walks straight from the house
- Five minutes drive to Waitrose and other shops and restaurants in Alton
- Direct trains to London Waterloo in just over an hour from Alton
- Excellent road links via A31 to A3 and M3

ENERGY EFFICIENCY

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Floor plans

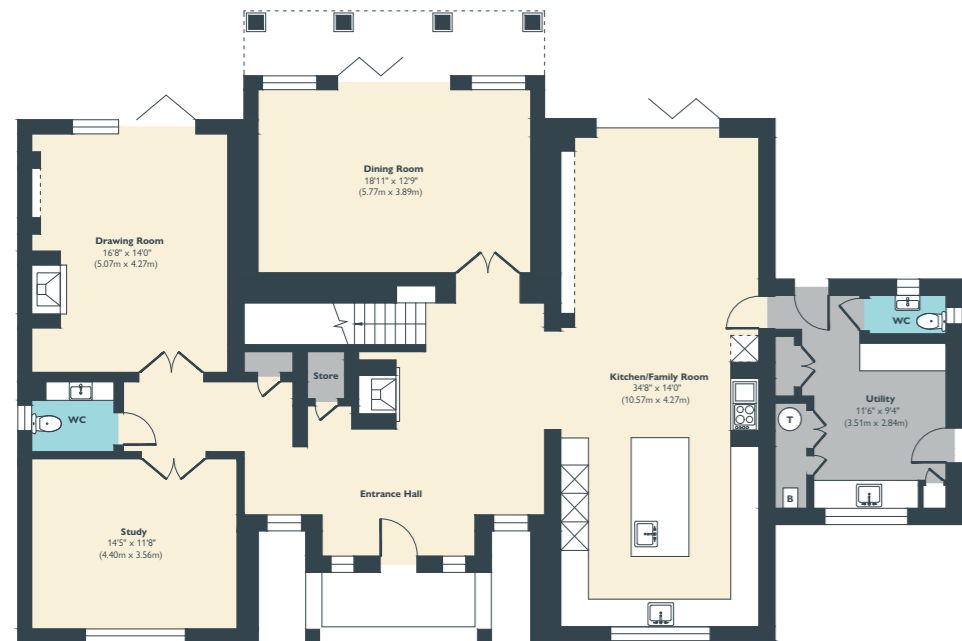
HOUSE AREA

Ground Floor: 1,823 sq ft (169.27 sq m)

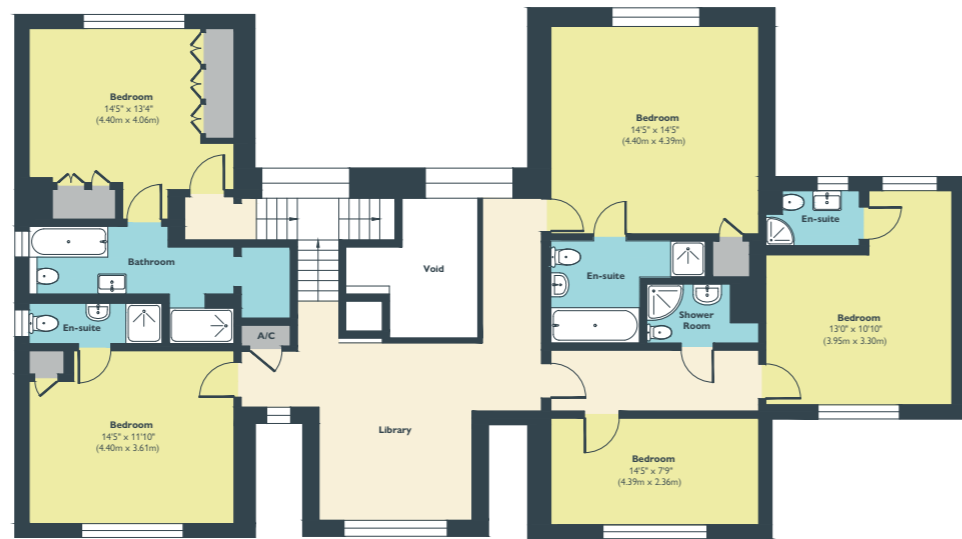
First Floor: 1,572 sq ft (146.13 sq m)

TOTAL AREA

3,395 sq ft (315.4 sq m)



Ground Floor



First Floor

MAIN HOUSE



Illustration for identification purposes only, measurements are approximate and not to scale.

Floor plans

GARAGE AREA

Ground Floor: 425 sq ft (39.13 sq m)

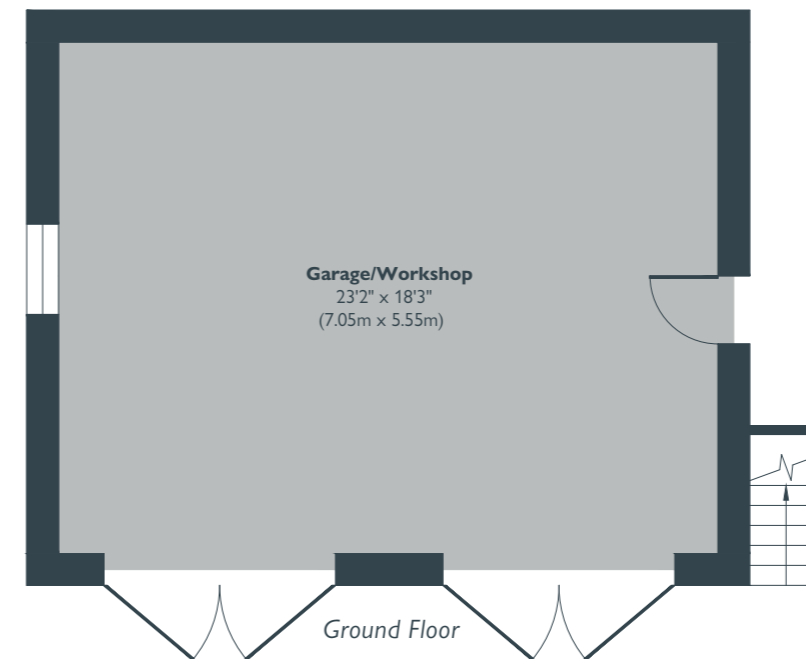
First Floor: 183 sq ft (16.61 sq m)

TOTAL AREA

608 sq ft (55.74 sq m)

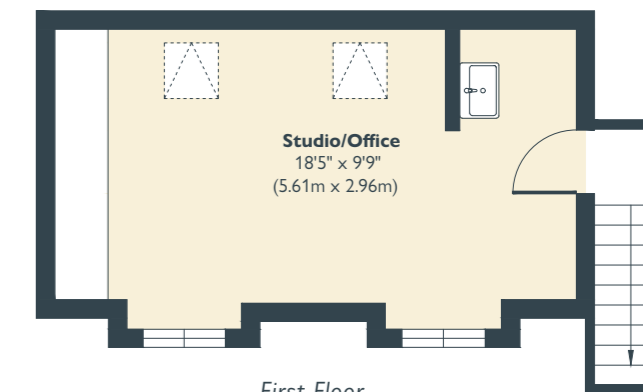
HOUSE & GARAGE TOTAL AREA

4,003 sq ft (371.14 sq m)



Ground Floor

GARAGE



First Floor



Illustration for identification purposes only, measurements are approximate and not to scale.



Richmond Place

SHALDEN

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