



HUNTERS MEWS

Alton • Hampshire



Burton
PROPERTY



Computer generated illustration indicative only



Perfect town and country living

Hunters Mews is a delightful collection of five traditionally built new homes in the lively market town of Alton in Hampshire.

Known as one of Hampshire's friendliest towns, Alton is in a great location within easy reach of Basingstoke, Farnham, Guildford and Winchester. This gives the perfect combination of relaxed living in a country town with quick access to major towns and cities.

Living at Hunters Mews couldn't be more convenient. It's less than half a mile from the town centre, with its wide selection of shops and restaurants, and within a few minutes' stroll of the station; commuters can hop on a train and be in London in just over an hour.

Road links are excellent. Alton is very close to the A31, which leads north to Farnham and Guildford and onwards to the M25; to the south, it gives quick access to Winchester and links to the M3 and M27.

This part of Hampshire has been described as one of the loveliest in rural England. The surrounding countryside with its steep wooded hills, hidden valleys and the spectacular scenery of the South Downs National Park, together with a host of quaint villages, give endless opportunities for exploring and family days out.



ALTON

Farnham
12 mins

Aldershot
20 mins

Guildford
41 mins

Woking
37 mins

Waterloo
1hr 8mins

Victoria
1hr 14mins



HUNTERS MEWS

Farnham
9 miles

Basingstoke
12 miles

Winchester
18 miles

Guildford
20 miles

Heathrow Airport ✈️
41 miles

Gatwick Airport ✈️
53 miles



HUNTERS MEWS

Alton station
0.1 mile

Waitrose
0.1 mile

Sainsbury's
0.5 miles

Anstey Park
0.5 miles

Alton College
0.6 miles

Sources: Train times from www.nationalrail.co.uk | Road journey times from Google maps





From a rich past to today's thriving town

Alton has a fascinating history. Built around a wealthy Saxon settlement, it was noted in the Domesday Book for its valuable market. During the English Civil War the Battle of Alton was fought here, and the scars remain on the beautiful 11th century St Lawrence church.

The town was famous for its brewing industry; hops and barley once filled the surrounding fields. It also has proud links with one of our finest novelists, Jane Austen, who lived in neighbouring Chawton.

This rich history is echoed by the stunning historic buildings in the town centre which today sit alongside big-name brands and independent retailers. There's plenty to do in this thriving town; Alton has a great choice of bars and restaurants and even its own independent cinema, The Palace Cinema.

The many green open spaces to enjoy include the public gardens in the heart of the town, which host a full calendar of events; the 15-acre Flood Meadows and Anstey Park, with its playing fields and range of sporting facilities. Fitness enthusiasts can also head to nearby Alton Sports Centre for swimming, gym and workout classes.

Local state and independent schools are excellent; these include Alton Infant School, Amery Hill School, Eggars School and Alton College, rated 'outstanding' by Ofsted. Alton Convent School and Lord Wandsworth College are amongst the leading independent schools.



Keepers Cottage

The Lodge



Charming character cottages with contemporary interiors

Arranged around a paved courtyard, the five homes at Hunters Mews create a delightful small community. Bay Tree Cottage, Dell Cottage and Cherry Tree Cottage, each with three bedrooms, are arranged in an attractive terrace. Completing the development are the two detached homes: The Lodge, with two bedrooms, and the three-bedroom Keepers Cottage.

These appealing homes combine traditional cottage features such as red brick façades, bay windows and tiled porches, with contemporary interiors perfect for modern living.

Inside, the homes are beautifully designed with living space opening on to a wide patio and rear garden. Designer kitchens feature striking granite worktops and are fully equipped with high quality appliances. The bedrooms provide flexible space, which could easily be adapted for use as a

study, snug or play room. Every home has a family bathroom, an ensuite shower room to the master bedroom and a downstairs cloakroom.

Two car parking spaces are allocated to every home; for The Lodge and Keepers Cottage this includes one each under an adjacent car port.

For relaxed living, Hunters Mews is a very special place to be.



Computer generated illustration indicative only

The Lodge (plot 1)

Two bedroom cottage

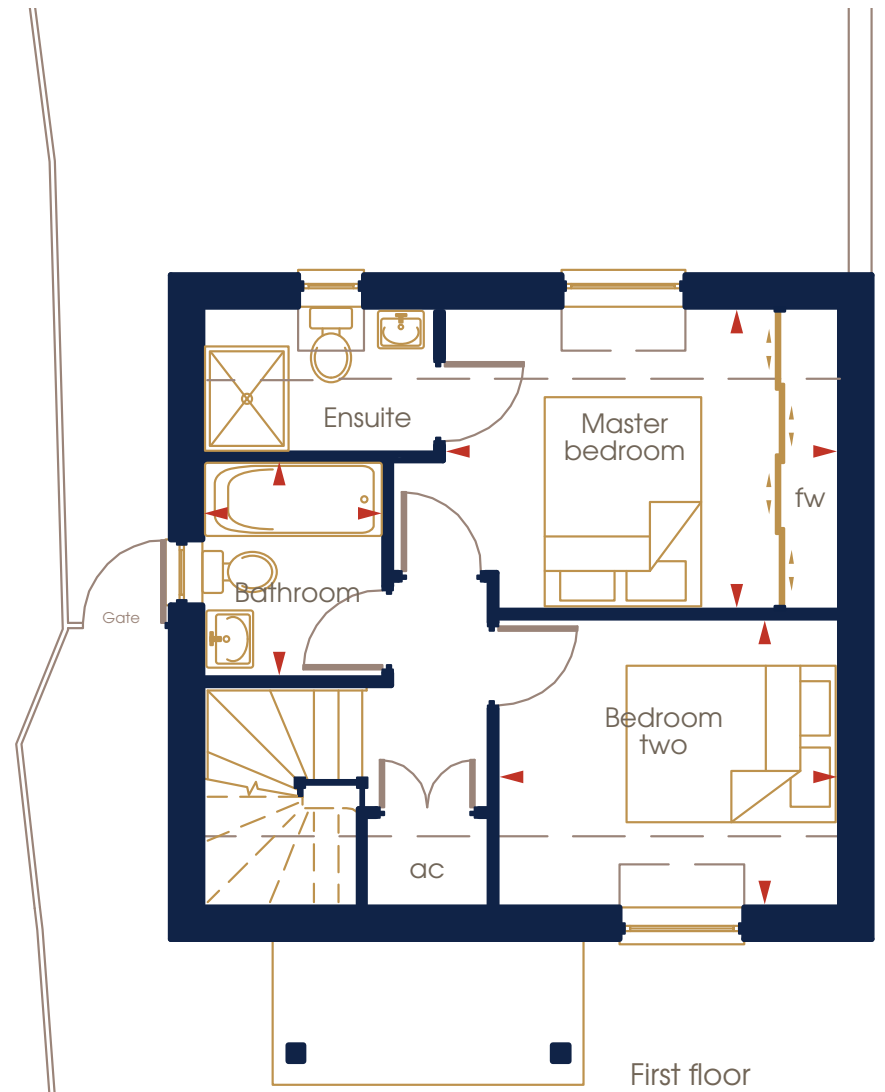
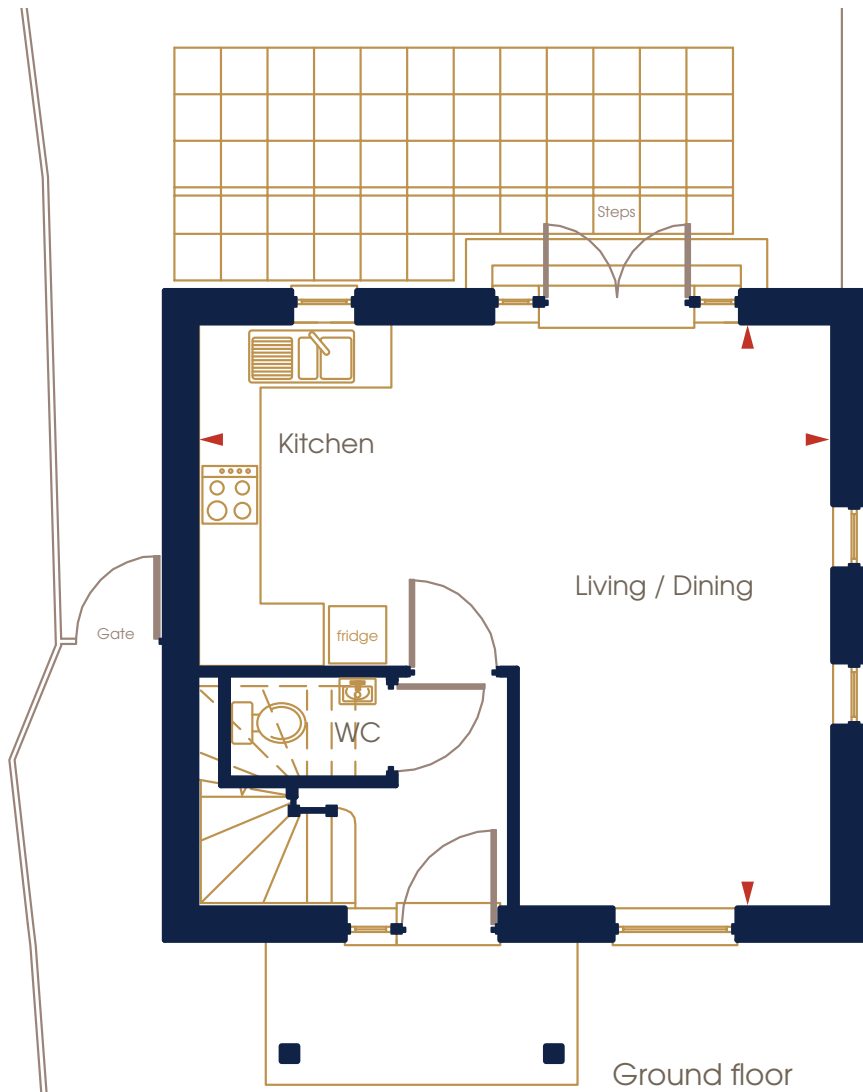
Internal area	71 sq m	765 sq ft
fw: fitted wardrobe	c: cupboard	ac: airing cupboard

Ground floor

Kitchen	3,100mm x 3,346mm	10'2" x 12'0"
Living / Dining room	3,040mm x 5,790mm	10'0" x 19'0"

First floor

Master bedroom	3,851mm x 2,901mm	12'8" x 9'6"
Bedroom two	3,287mm x 2,800mm	10'9" x 9'2"
Bathroom	1,750mm x 2,050mm	5'9" x 6'9"
Ensuite	2,200mm x 1,416mm	7'3" x 4'8"





Computer generated illustration indicative only

Keepers Cottage (plot 2)

Three bedroom cottage

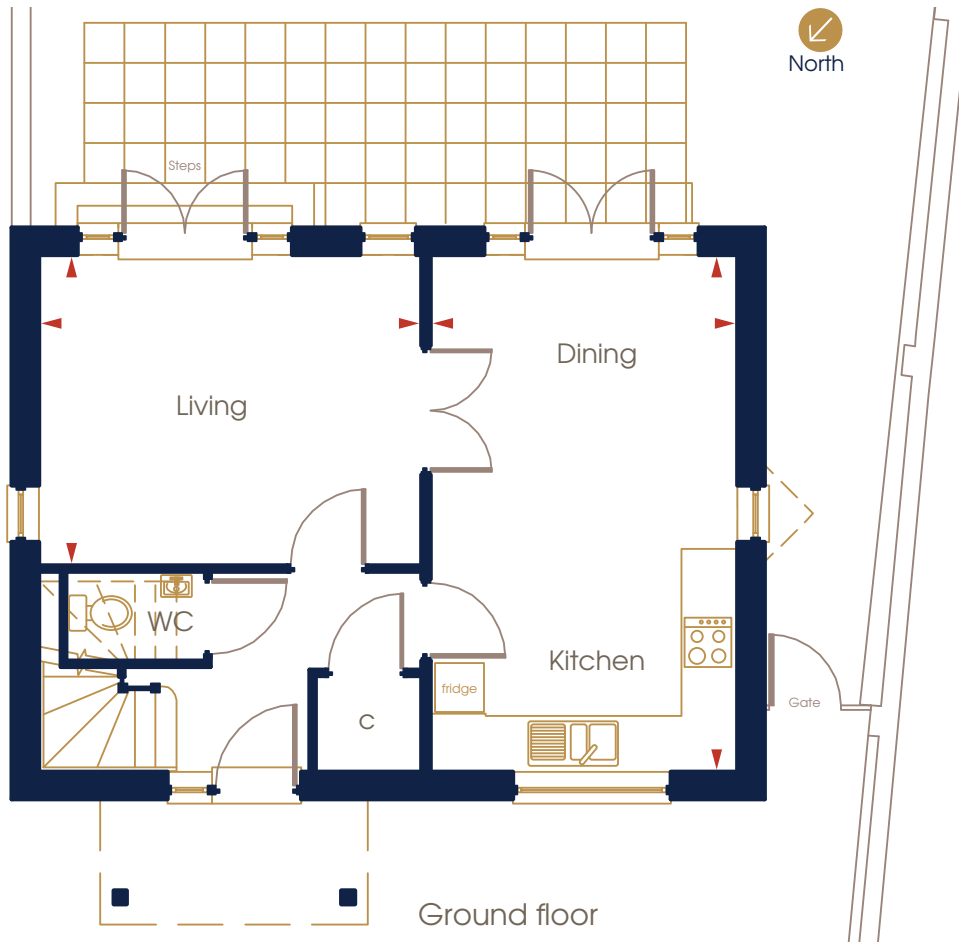
Internal area	90.5 sq m	975 sq ft
fw: fitted wardrobe	c: cupboard	ac: airing cupboard

Ground floor

Kitchen / Dining room	3,443mm x 5,790mm	11'4" x 19'0"
Living	4,282mm x 3,346mm	14'1" x 11'4"

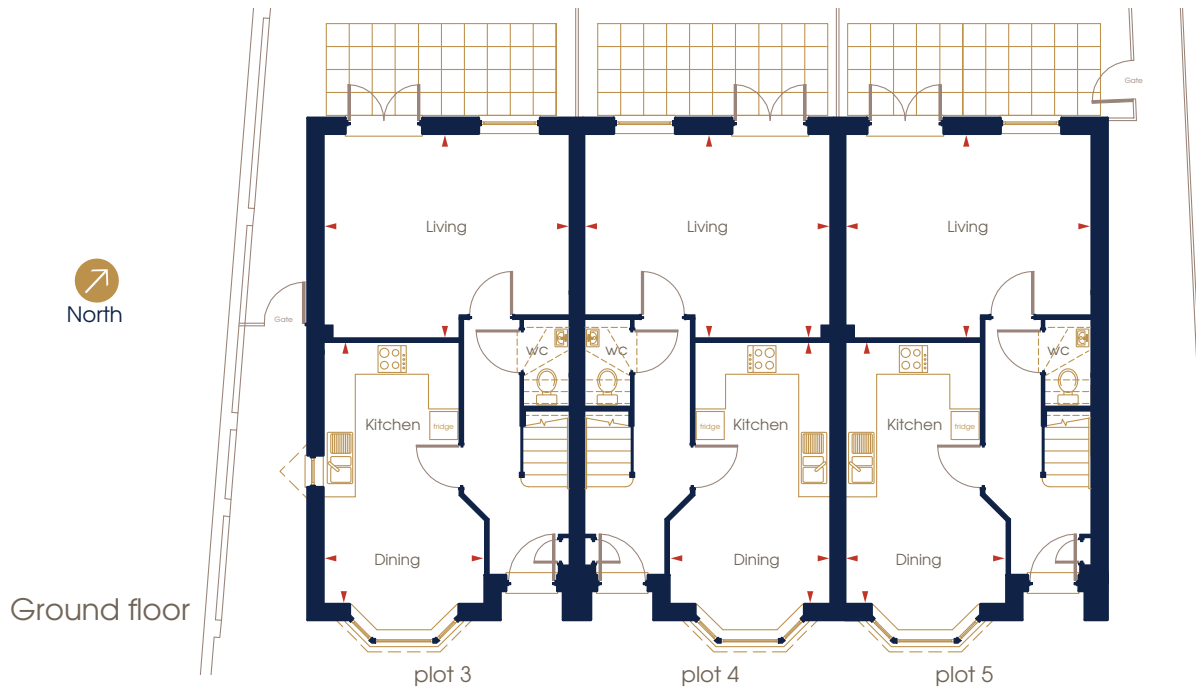
First floor

Master bedroom	4,201mm x 2,850mm	13'9" x 9'4"
Bedroom two	3,555mm x 2,725mm	11'8" x 8'11"
Bedroom three	2,072mm x 2,900mm	6'10" x 9'6"
Bathroom	2,250mm x 1,700mm	7'5" x 5'7"
Ensuite	2,633mm x 1,500mm	8'7" x 4'11"





Computer generated illustration indicative only



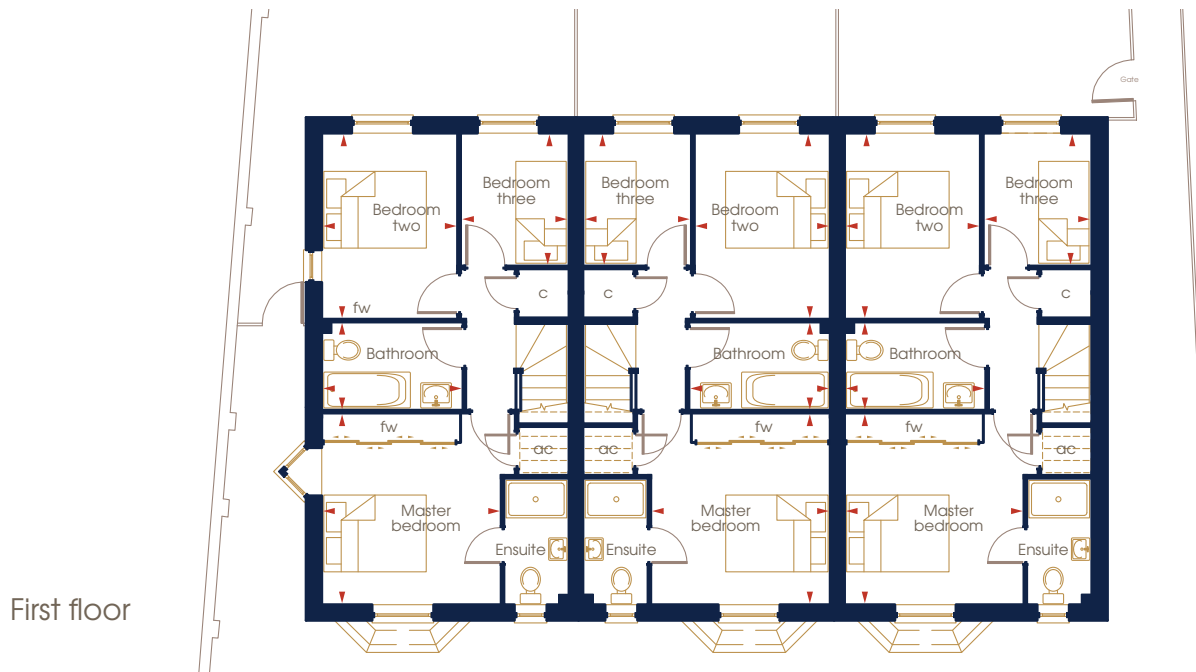
Bay Tree Cottage (plot 3)
 Dell Cottage (plot 4)
 Cherry Tree Cottage (plot 5)
 Three bedroom terrace cottage

Ground floor		
Kitchen / Dining room	3,159mm x 5,111mm	10'4" x 16'9"
Living	4,825mm x 4,000mm	15'10" x 13'1"

First floor		
Master bedroom	3,756mm x 3,647mm	12'4" x 12'0"
Bedroom two	2,636mm x 3,724mm	8'8" x 12'3"
Bedroom three	2,100mm x 2,710mm	6'11" x 8'11"
Bathroom	2,738mm x 1,650mm	9'0" x 5'5"
Ensuite	1,250mm x 2,400mm	4'1" x 7'10"

Internal area	89 sq m	954 sq ft
---------------	---------	-----------

fw: fitted wardrobe c: cupboard ac: airing cupboard





Beautifully designed interiors

Burton Property takes enormous care in creating high quality homes that are both beautiful and practical. Clever design uses space effectively to create stylish light-filled homes that are a pleasure to live in.



We've thought carefully about every detail. The designer kitchen is fully fitted with smart, energy-efficient appliances, from a double oven and hob to an integral dishwasher, fridge-freezer and washer-dryer.

The bathrooms and shower-rooms have a high specification with Porcelanosa sanitaryware, full-height tiling, ceramic floor tiles and heated towel rails adding that extra touch of luxury. Generously sized bedrooms include a fitted wardrobe in the master bedroom.

Contemporary in style, the homes also feature oak veneered doors and smart chrome furniture.

Energy efficiency is a priority, with highly efficient gas central heating, and a back-up immersion heater to ensure a ready supply of hot water.

With plenty of TV/BT points and pre-wiring for TV/FM aerials and Sky+, you can maximise the pleasure of home entertainment.

It all adds up to a great home that you can enjoy for many years to come.



It's the attention to detail...

Kitchen

- Fully-fitted designer kitchens with granite worktops and upstands
- Undermount 1½ bowl stainless steel sink unit
- Swivel dual flow mixer tap
- Built-in Neff stainless steel double oven
- 4-ring Neff induction hob with glass splash back
- Integrated fridge-freezer
- Integrated dishwasher
- Integrated washer-dryer

Wet rooms

- White sanitaryware by Porcelanosa with chrome taps and fittings
- Fully wall tiled bathrooms and ensuites with half height to cloakrooms
- Ceramic floor tiles
- Chrome dual fuel towel rails to bathrooms and ensuites
- Shaver point to bathrooms and ensuites

Internal finishes

- Vicaima oak veneered doors with chrome furniture and door hinges
- Smooth plastered ceilings
- Internal walls painted in Chalky Down emulsion
- Fitted wardrobes to Master bedrooms

Electrical and heating

- Gas fired central heating with thermostatic valves
- Recessed chrome downlighters to kitchens, bathrooms and ensuite
- Separate back up immersion for hot water
- Prewired to accept TV/FM aerial and Sky+ to lounge with Sky playback only to all bedrooms
- TV and BT points to sitting room and all bedrooms
- Solar panel boost to hot water

Outside

- Private parking for two cars
- Turfed rear garden
- Outside water tap and power point
- Outside lighting front and rear

Security and peace of mind

- Smoke and carbon monoxide alarms hardwired to mains supply with battery back up
- 10 year Premier build warranty
- Pre-wired for alarm



Aspects, Goring-by-Sea



The Old Brewery, Hambledon



The Oaks, Four Marks



Aspects, Goring-by-Sea



Copperwood, Liphook

Introducing Burton Property

At Burton Property, we bring our in-depth knowledge and professionalism to create high quality award-winning homes that are beautifully designed to exacting standards. We pay meticulous attention to every detail and seek innovative ways to deliver superb homes that are a pleasure to live in.

We've established a strong reputation for our honest and straightforward approach and take pride in offering our customers a personal service at every stage.

In buying a Burton Property home at Hunters Mews, you can be confident of excellent support and a top quality home to enjoy for many years to come.

www.burtonproperty.co.uk



Cedarwood, Swanmore



Supporting our customers

At Burton Property we understand that buying a home can be stressful and we will give you our full support throughout the buying process. When you reserve your new home, we'll clearly explain the main stages leading up to completion and answer all of your questions.

We'll meet with you when your new home is finished, so that you can inspect it before you move in. At the same time, we'll show you how the heating system and appliances work, so there's one less thing to think about on moving day.

Your Burton Property home is protected by the Premier New Home Warranty provided by Premier Guarantee, a leading independent regulator for new homes. This gives cover for ten years following completion. Details of your warranty, and everything else you need to know about your new home, are included in our Completion Handover Pack.

Our Customer Service team is always available to help resolve any issues that may arise. We'll also contact you one day, one week and one month after you move in to check that everything is in order.

Quite simply, we are committed to make buying a Burton Property home as easy as possible, and to ensuring that you are happy with your new home.





Hunters Mews, Normandy Street, Alton, Hampshire GU34 1DH



Help to Buy is a government-backed scheme that allows you to buy a new home for 80% of the purchase price; this is made up of a 5% deposit and 75% mortgage. The 20% balance is funded by an equity loan that is interest-free for the first five years. Best of all, you own 100% of your home.

For more information see: www.homesandcommunities.co.uk/help-to-buy

www.burtonproperty.co.uk

For more information call 01489 899939

Floorplans shown are for approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%. The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to Burton Property's policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Property Misdescriptions Act 1991. This information does not constitute a contract, or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Applicants are advised to contact Burton Property to ascertain the availability of any property. Computer generated illustration indicative only. All photographs show typical Burton Property interiors.



Burton
PROPERTY