



**CREST
NICHOLSON**

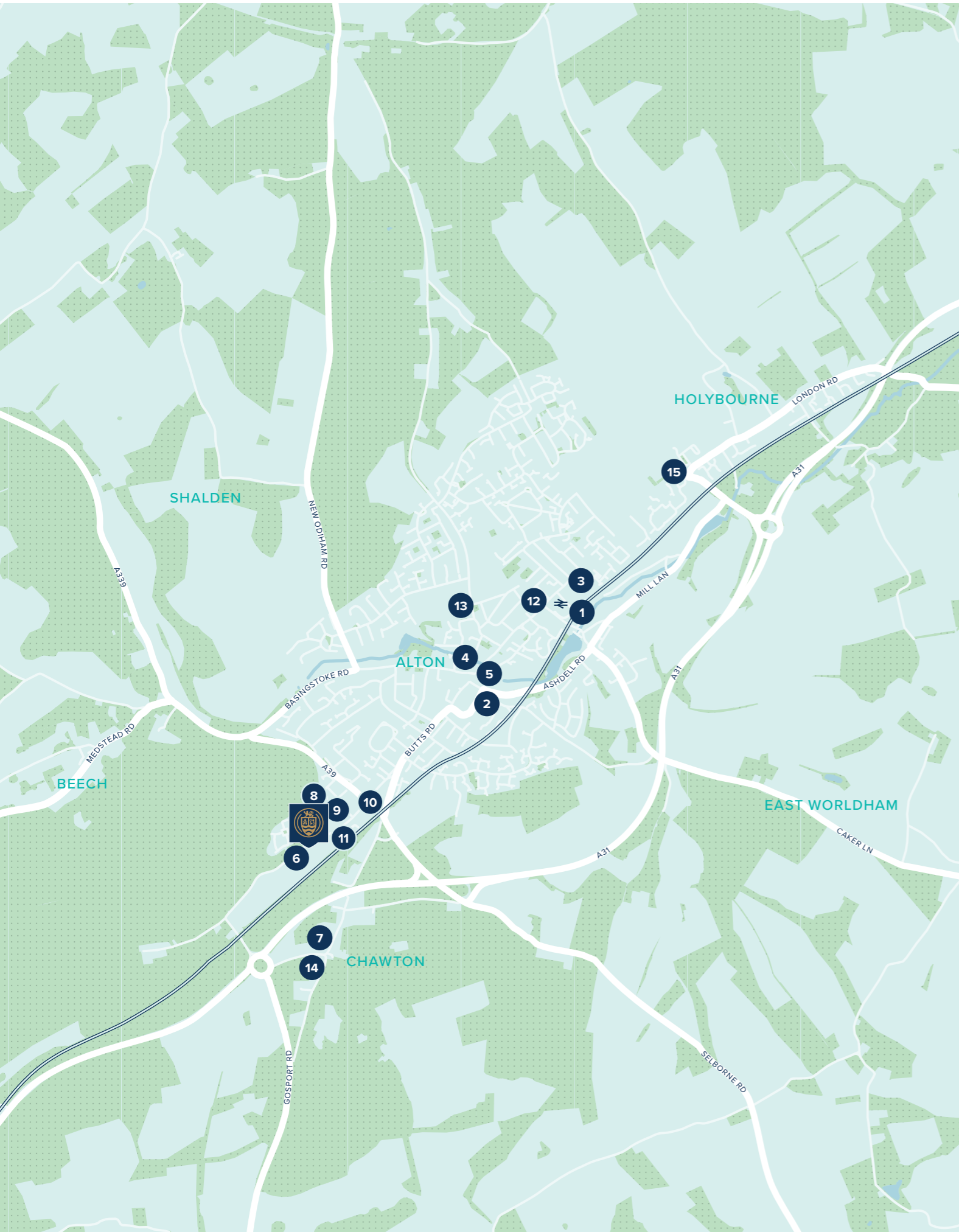
ACKENDER HILL

ALTON • HAMPSHIRE

Enjoy life in the countryside in the historic market town of Alton, at your new home at Ackender Hill – positioned within easy reach of local amenities and cities.

2, 3, 4 & 5 BEDROOM HOMES





WELCOME TO LIFE IN ALTON

With so much on your doorstep and in the surrounding area, everything is waiting for you at Ackender Hill.

On your doorstep

With community spirit being actively encouraged through events organised by the Town Council, and a wide selection of independent and high street shops, eateries and pubs, Ackender Hill is a highly sought-after place to live.

- 1 Alton Train Station
- 2 Sainsbury's
- 3 Waitrose
- 4 Alton Community Centre
- 5 Costa Coffee
- 6 Alton Sports Centre
- 7 Jane Austen's House
- 8 Chawton Park Surgery
- 9 Alton Community Hospital
- 10 French Horn Gastropub

Education

With a range of schools close by – from nursery up to senior school – your new home at Ackender Hill is well placed for your child to start and continue their education. Alton also sits halfway between the University of Surrey at Guildford and the University of Winchester, if they wish to carry their education on further.

- 11 Busy Bees Nursery
- 12 Alton Infant School
- 13 Amery Hill School
- 14 Chawton C of E Primary School
- 15 Eggar's School

Travel

Alton is just 9 miles from the market town of Farnham, 16 miles from the cathedral city of Winchester, and 52 miles from London. The local station of Alton has a direct service to London Waterloo, and also features the Watercress Line – a restored steam railway running between Alton and New Alresford. Road travel is well connected with the A31 providing access to the M3 at Winchester and Basingstoke.

- Alton station – 7 minutes
- Southampton – 45 minutes
- Basingstoke – 22 minutes
- London Waterloo – 1 hour 10 minutes
- Southampton – 7 minutes
- London Heathrow Airport – 45 minutes





ACKENDER HILL

Chawton Park Road,
Alton, Hampshire GU34 1ST

For all enquiries please call

01420 384 428

crestnicholson.com/ackenderhill

COMMUNITY, CULTURE AND WELL-CONNECTED CONVENIENCE COME TOGETHER

Ackender Hill is a collection of 2-5 bedroom homes in the market town of Alton – well positioned to take advantage of peace and quiet away from the hustle and bustle, while being well-connected.

A short stroll takes you to the high street, where you'll find a range of independent stores and eateries, alongside well-known chains, and museums and galleries which give an insight to the town's heritage.

In fact, your home at Ackender Hill once had a very famous neighbour, as Jane Austen's House is nearby. Now a museum, it's said to be the most treasured Austen house in the world as it's in this house where she wrote many of her well-known novels, including *Pride and Prejudice*. Her time spent in Alton and Chawton is celebrated each June with Jane Austen Regency Week.

Awarded the TripAdvisor Traveller's Choice Award 2020, The Mid Hants Railway Watercress Line runs out of nearby Alton train station, providing trips to Alresford on heritage and diesel trains. Expect many special events throughout the year featuring fine dining and real ale, as well as potential appearances from Thomas the Tank Engine.

Just nine miles away, you'll find the largest town in Waverley, Farnham – a market town which is home to a castle and a number of attractions. Featuring a wide range of independent and chain shops, it provides ample opportunity to

sample something new, especially at the farmers' market, which runs once a month, where you can try local produce.

If you travel a little further, you'll find the cathedral city of Winchester, where you can visit one of the largest cathedrals in Europe, or take a trip to the South Downs National Park.

For commuters, Ackender Hill is a short drive from Alton train station, which will take you to London Waterloo in just over an hour. If you enjoy going a little further afield, London Heathrow Airport is just a 45 minute drive from your door.





**CREST
NICHOLSON**

ACKENDER HILL

DEVELOPMENT PLAN

A collection of 2-5 bedroom homes in the historical market town of Alton.

2, 3, 4 & 5 BEDROOM HOMES



2 BEDROOM HOMES

- * Affordable Rent
- Shared Ownership

3 BEDROOM HOMES

- The Chesham
- The Seaton
- The Hatfield
- * Affordable Rent
- Shared Ownership

4 BEDROOM HOMES

- The Romsey
- The Keswick
- The Marlborough
- The Salcombe
- The Filey
- The Dartford

5 BEDROOM HOMES

- The Stratford
- The Roydon
- The Derby
- The Windsor

APARTMENTS

- Apartments

V Visitors Parking
 CS Cycle Store
 BS Bin Store





THE CHESHAM

The Chesham is a generously sized three bedroom property. Inspired by tradition, it has a double fronted layout and features an attractive bay window which, together with French doors, make this a beautifully bright property. A welcoming hallway leads to two spacious rooms: an open plan kitchen and dining area, along with a spacious living room. Upstairs, bedroom one benefits from an en suite shower room and a built-in wardrobe. There is an additional two bedrooms plus a family bathroom.

3 BEDROOM HOME



THE CHESHAM

3 Bedroom Home

crestnicholson.com

GROUND FLOOR

KITCHEN / DINING AREA

5.58m x 2.94m 18'4" x 9'8"

LIVING ROOM

5.58m x 2.88m 18'4" x 9'5"



FIRST FLOOR

BEDROOM 1

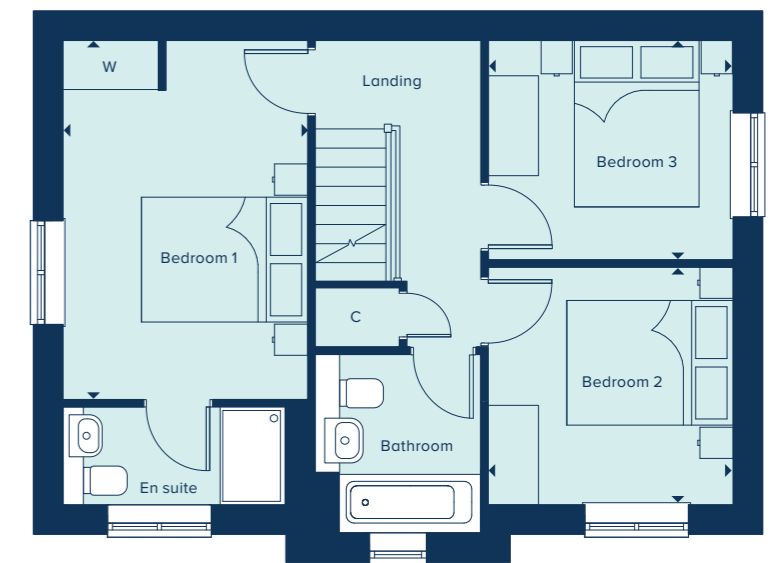
4.31m x 2.94m 14'1" x 9'8"

BEDROOM 2

2.94m x 2.87m 9'8" x 9'5"

BEDROOM 3

2.94m x 2.62m 9'8" x 8'7"



C Cupboard W Wardrobe

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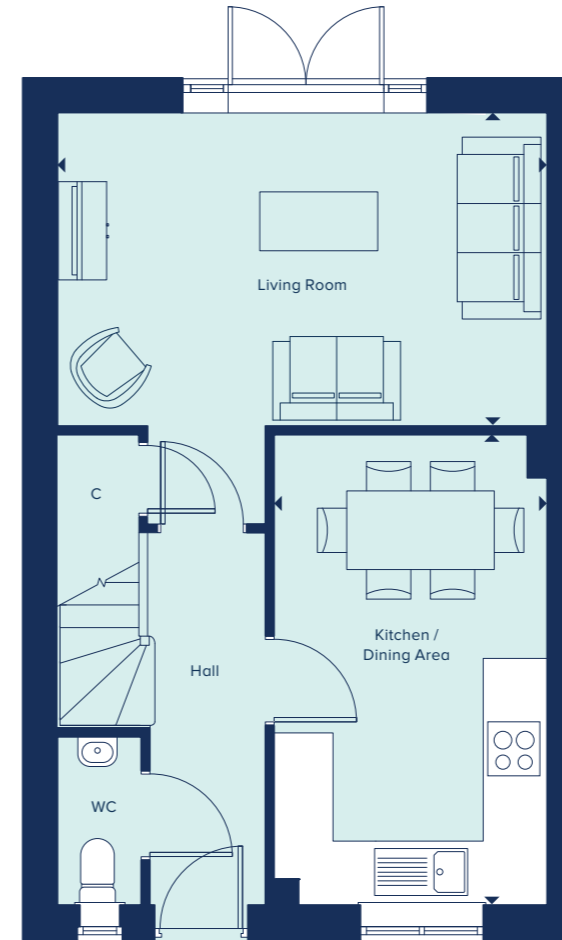
THE HATFIELD
3 Bedroom Home

crestnicholson.com

THE HATFIELD

The Hatfield is an attractive two-storey home perfect for family life, including an open-plan kitchen-dining area ideal for entertaining, in addition to a separate living room with French doors providing ample natural light and views over the private garden. Upstairs, the main bedroom has the benefit of an en suite bathroom and two further bedrooms and a family bathroom.

3 BEDROOM HOME



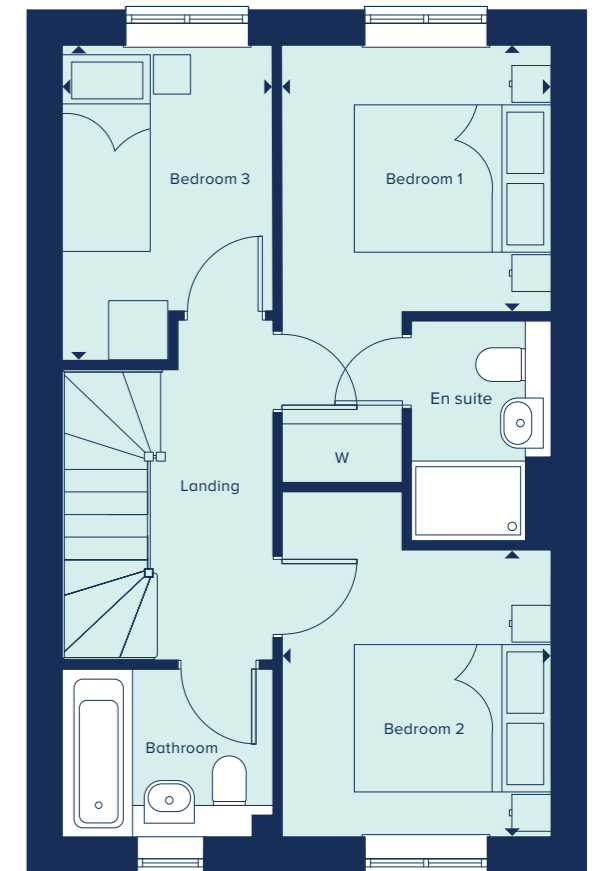
GROUND FLOOR

KITCHEN / DINING AREA

4.78m x 2.78m 15'8" x 9'1"

LIVING ROOM

4.98m x 3.19m 16'4" x 10'5"



FIRST FLOOR

BEDROOM 1

2.74m x 2.74m 9'0" x 9'0"

BEDROOM 2

2.90m x 2.74m 9'6" x 9'0"

BEDROOM 3

3.21m x 2.15m 10'6" x 7'1"

C Cupboard W Wardrobe

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THE SEATON DETACHED

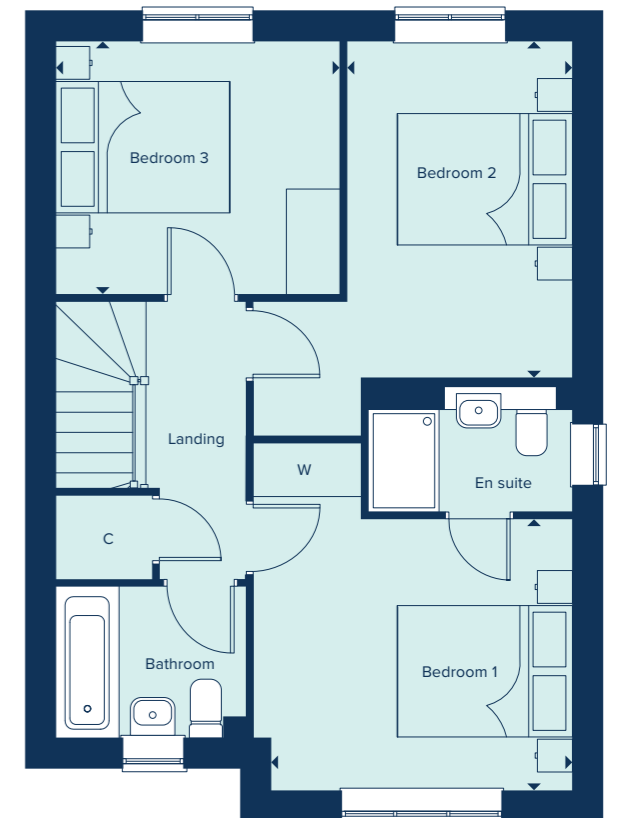
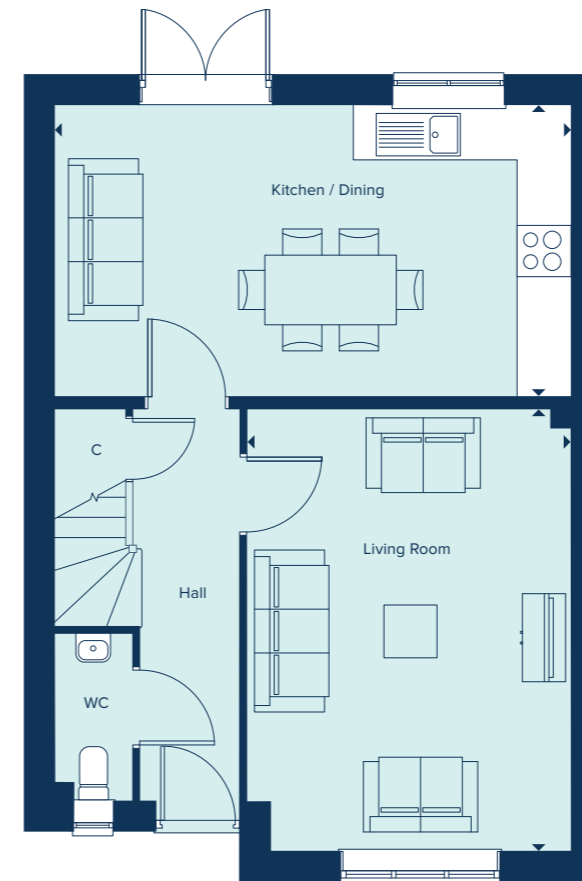
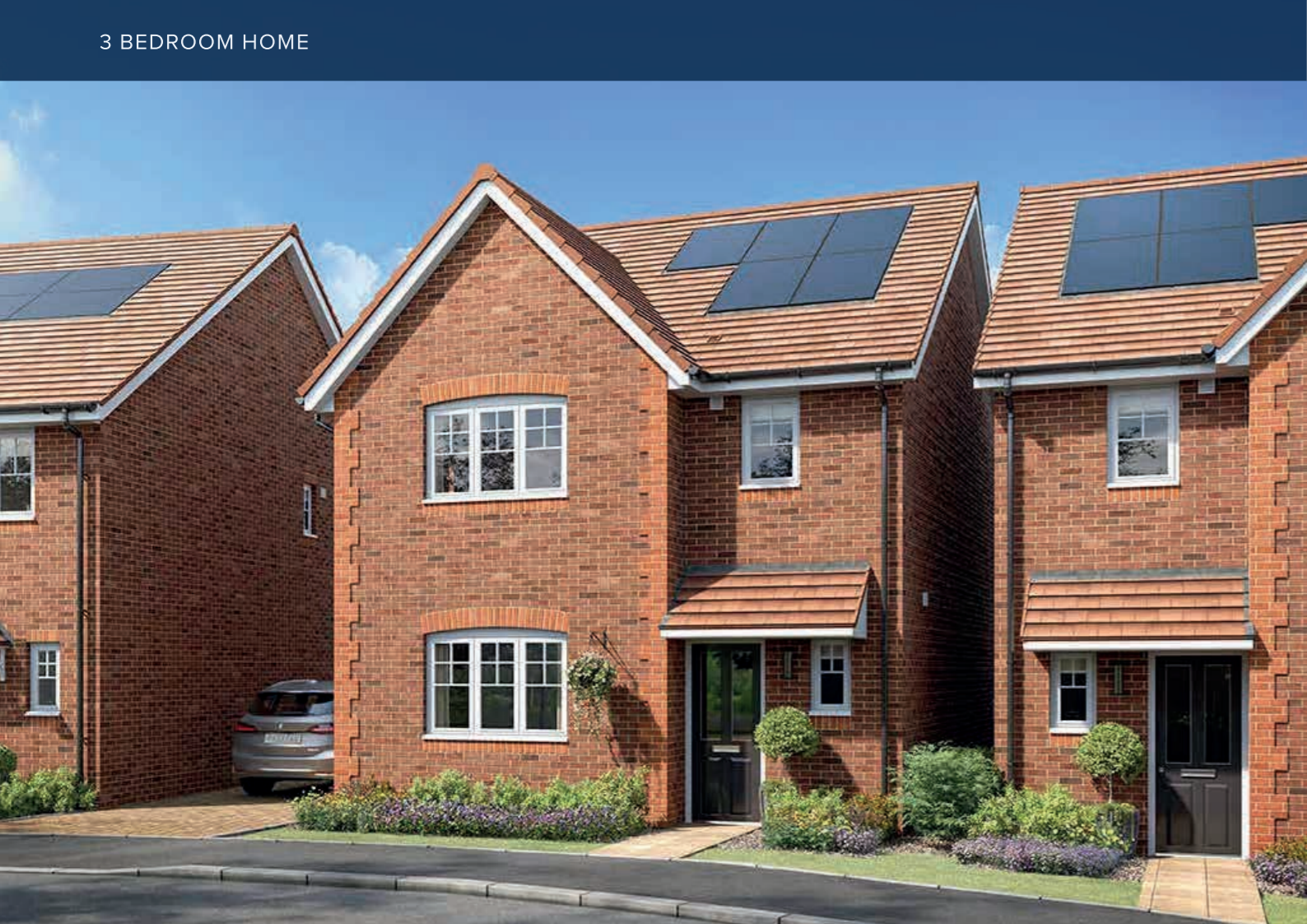
3 Bedroom Home

crestnicholson.com

THE SEATON DETACHED

One of the appealing factors of The Seaton is its open plan kitchen diner which provides direct access to the garden allowing for ample natural light. Another is the generous main bedroom suite, which, with its triple-panelled window, is a light and airy room. Each of the three bedrooms is generously proportioned and the house also includes convenient storage space.

3 BEDROOM HOME



GROUND FLOOR

KITCHEN / DINING

5.86m x 3.31m 19'3" x 10'10"

LIVING ROOM

5.05m x 3.68m 16'7" x 12'1"

FIRST FLOOR

BEDROOM 1

3.63m x 3.07m 11'11" x 10'1"

BEDROOM 2

3.82m x 2.56m 12'6" x 8'5"

BEDROOM 3

3.22m x 2.87m 10'6" x 9'5"

C Cupboard W Wardrobe

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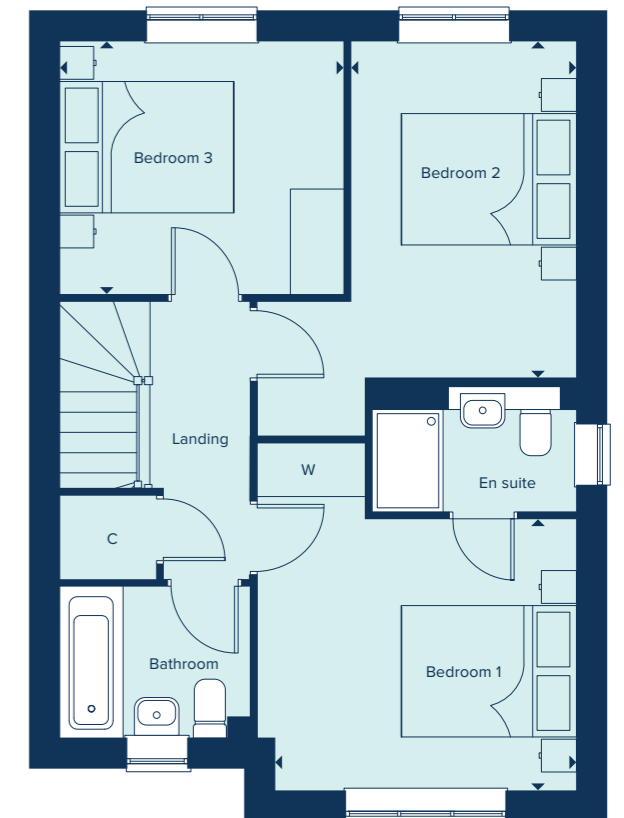
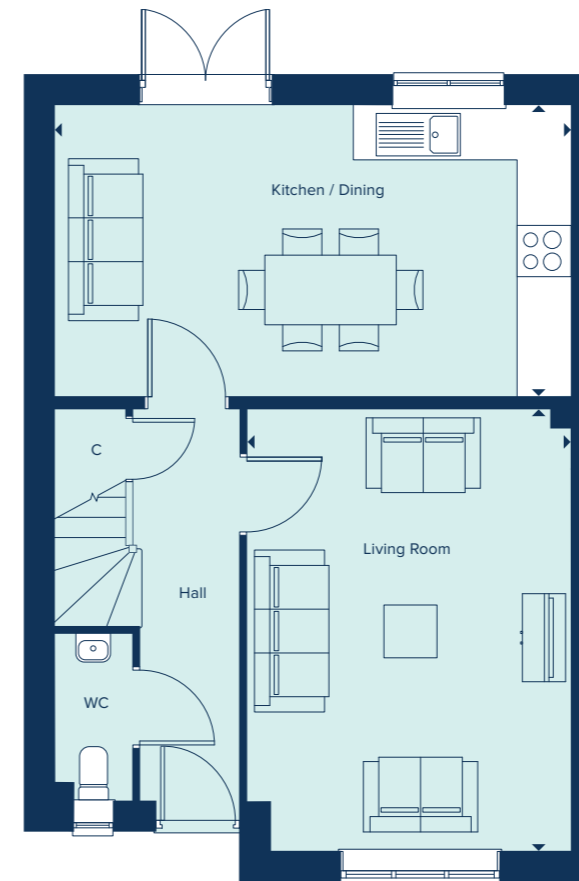
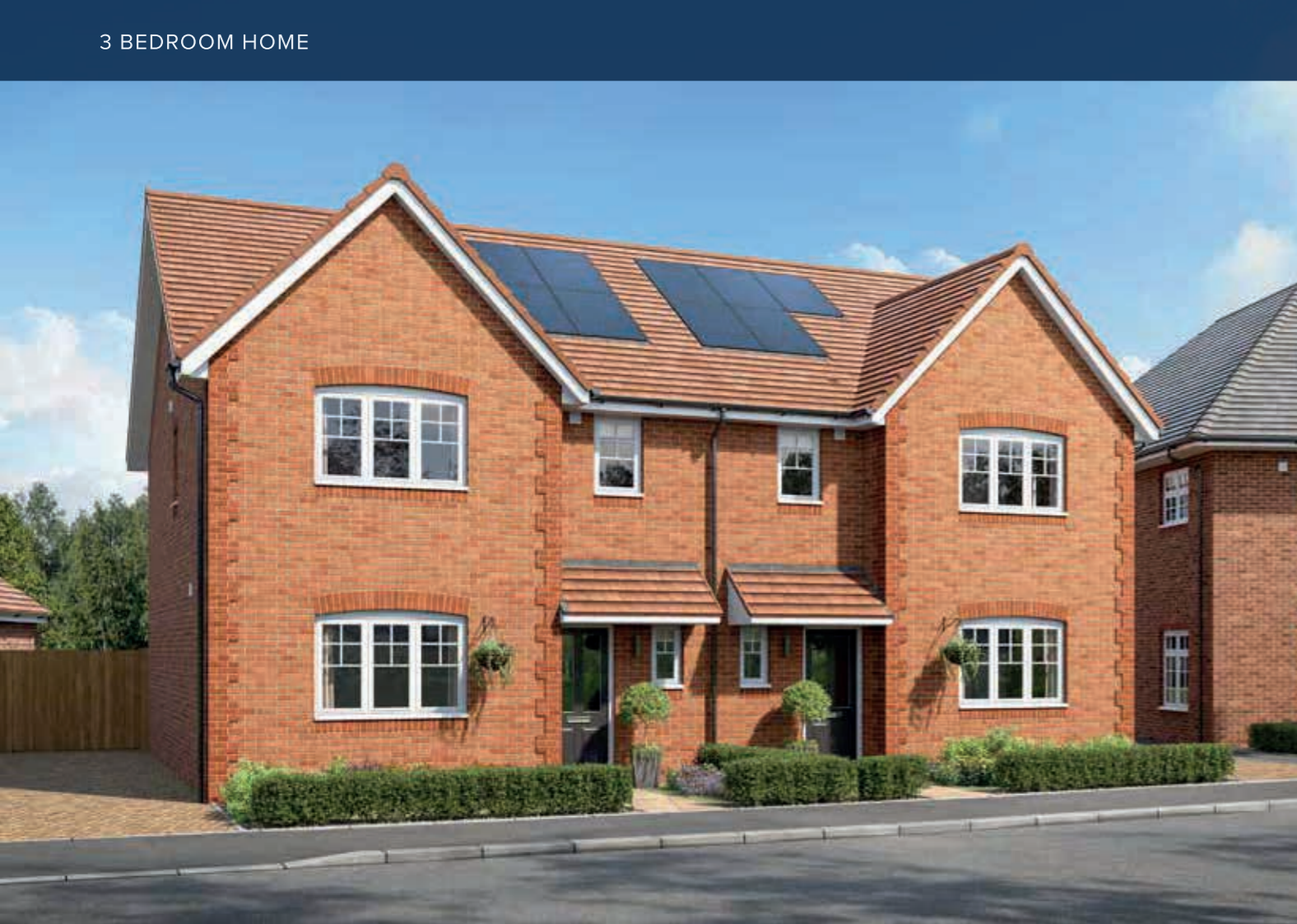
THE SEATON SEMI DETACHED
3 Bedroom Home

crestnicholson.com

THE SEATON SEMI DETACHED

One of the appealing factors of The Seaton is its open plan kitchen diner which provides direct access to the garden allowing for ample natural light. Another is the generous main bedroom suite, which, with its triple-panelled window, is a light and airy room. Each of the three bedrooms is generously proportioned and the house also includes convenient storage space.

3 BEDROOM HOME



GROUND FLOOR

KITCHEN / DINING

5.86m x 3.31m 19'3" x 10'10"

LIVING ROOM

5.05m x 3.68m 16'7" x 12'1"

FIRST FLOOR

BEDROOM 1

3.63m x 3.07m 11'11" x 10'1"

BEDROOM 2

3.82m x 2.56m 12'6" x 8'5"

BEDROOM 3

3.22m x 2.87m 10'6" x 9'5"

C Cupboard W Wardrobe

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THE DARTFORD

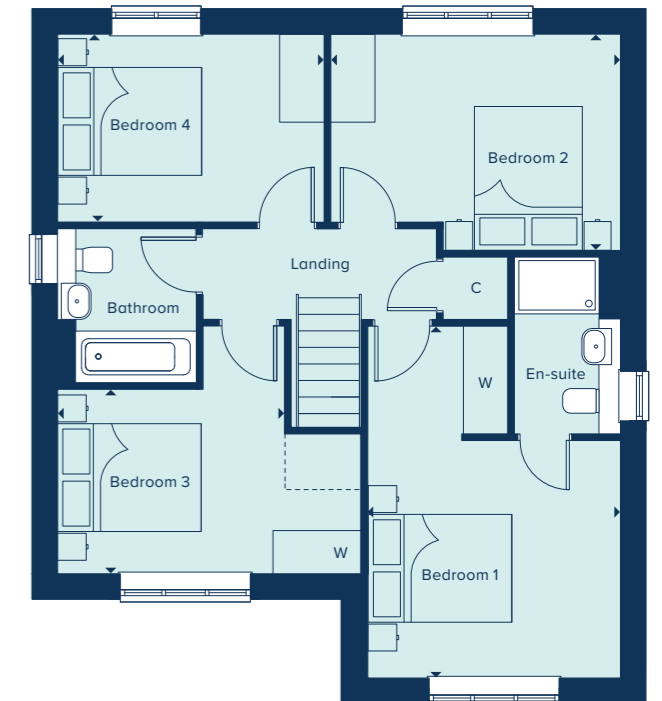
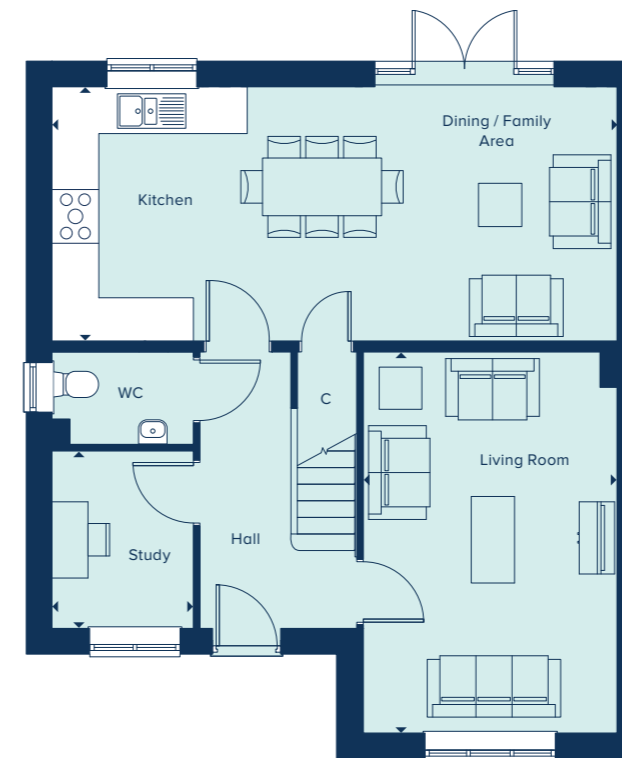
4 Bedroom Home

crestnicholson.com

THE DARTFORD

Ideally suited to modern living, The Dartford provides both extensive family space and the benefit of a home office. With a large, open-plan kitchen, dining and family area in addition to a separate living room, this home offers considerable flexibility. Each of the four bedrooms is well proportioned, with the main bedroom having the luxury of an en suite shower room. Carefully selected products and materials throughout give this home a distinct mark of quality.

4 BEDROOM HOME



GROUND FLOOR

DINING / FAMILY AREA / KITCHEN

7.83m x 3.52m 25'8" x 11'7"

KITCHEN

3.52m x 2.60m 11'7" x 8'6"

LIVING ROOM

5.28m x 3.51m 17'4" x 11'6"

STUDY

2.46m x 1.96m 8'1" x 6'5"

FIRST FLOOR

BEDROOM 1

4.90m x 3.31m 16'1" x 10'10"

BEDROOM 2

4.03m x 3.01m 13'2" x 9'10"

BEDROOM 3

3.16m x 2.57m 10'4" x 8'5"

BEDROOM 4

3.72m x 2.61m 12'2" x 8'7"

C Cupboard W Wardrobe ----- Bulkhead ● Specification

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THE FILEY
4 Bedroom Home

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THE FILEY

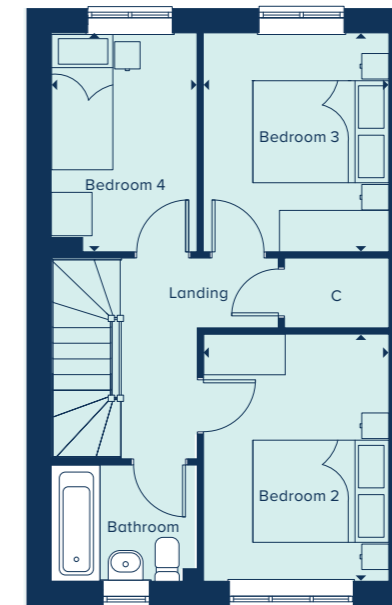
Generously sized bedrooms make The Filey a popular choice with families. The downstairs features a flexible open-plan kitchen-dining area, in addition to a separate living room. On the first floor, each of the three bedrooms are well proportioned and share a family bathroom. While the entire second floor hosts the main bedroom suite. The house also benefits from a downstairs cloakroom, ample storage and generous quantities of natural light.

4 BEDROOM HOME



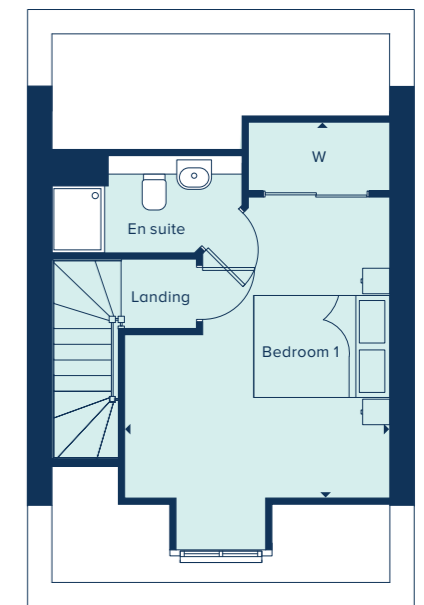
GROUND FLOOR

LIVING ROOM	
4.96m x 3.19m	16'3" x 10'5"
KITCHEN / DINING AREA	
4.78m x 2.79m	15'8" x 9'2"



FIRST FLOOR

BEDROOM 2	
3.63 x 2.72m	11'11" x 8'11"
BEDROOM 3	
3.21 x 2.73m	10'6" x 8'11"
BEDROOM 4	
3.21m x 2.14m	10'6" x 7'0"



SECOND FLOOR

BEDROOM 1	
5.58m x 3.85m	18'4" x 12'7"

C Cupboard W Wardrobe ---- Reduced ceiling Height ● Specification

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THE KESWICK

Set over two-storeys, The Keswick is a spacious and intelligently laid-out family home. Its open-plan kitchen-dining area forms the heart of the house and a generous living room looks out over the private garden through patio doors. The ground floor study with its bay window also benefits from considerable natural light, providing a private space for homeworking. Upstairs, the large main bedroom has the benefit of an en suite and three further bedrooms share a family bathroom.

4 BEDROOM HOME



THE KESWICK
4 Bedroom Home

crestnicholson.com

GROUND FLOOR

KITCHEN / DINING AREA
6.70m x 3.03m 22'0" x 9'10"

LIVING ROOM
4.81m x 3.35m 15'9" x 11'0"

STUDY
3.41m x 2.47m 11'2" x 8'1"



FIRST FLOOR

BEDROOM 1
4.35m x 3.48m 14'3" x 11'5"

BEDROOM 2
3.13m x 3.01m 10'3" x 9'10"

BEDROOM 3
3.12m x 2.91m 10'3" x 9'7"

BEDROOM 4
3.50m x 2.49m 11'6" x 8'2"



C Cupboard W Wardrobe ● Specification

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THE MARLBOROUGH

The Marlborough is ideally suited to modern family living, featuring ample flexible spaces. The elegant hallway provides access to the central living areas: an open-plan kitchen-dining area with utility room and a spacious, light-filled living room. Upstairs are four large bedrooms, with the main bedroom benefiting from an en suite.

4 BEDROOM HOME



THE MARLBOROUGH

4 Bedroom Home

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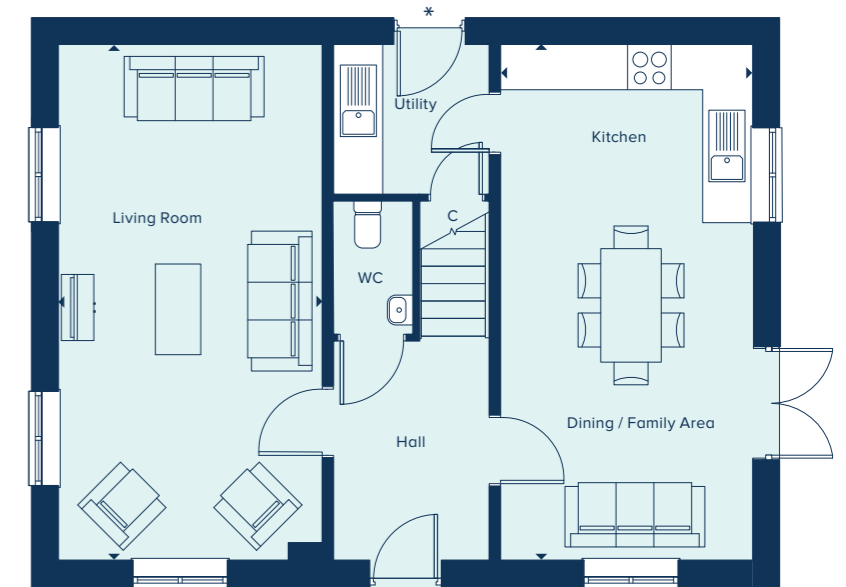
GROUND FLOOR

KITCHEN / DINING / FAMILY AREA

6.82m x 3.33m 22'4" x 10'11"

LIVING ROOM

6.82m x 3.49m 22'4" x 11'5"



FIRST FLOOR

BEDROOM 1

3.63m x 3.05m 11'1" x 10'0"

BEDROOM 2

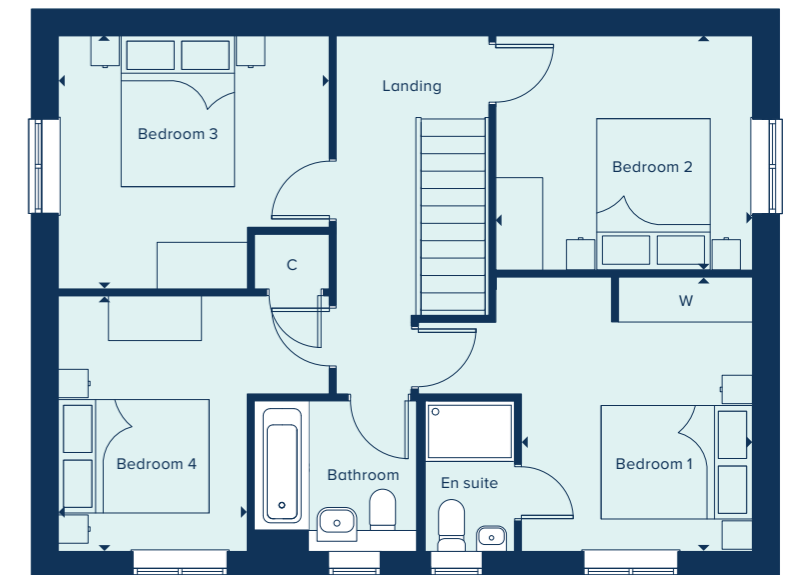
3.39m x 3.09m 11'2" x 10'2"

BEDROOM 3

3.58m x 3.35m 11'9" x 11'0"

BEDROOM 4

3.38m x 2.50m 11'1" x 8'2"



C Cupboard W Wardrobe ● Specification * No utility door to plots, 217, 237, 240, 249

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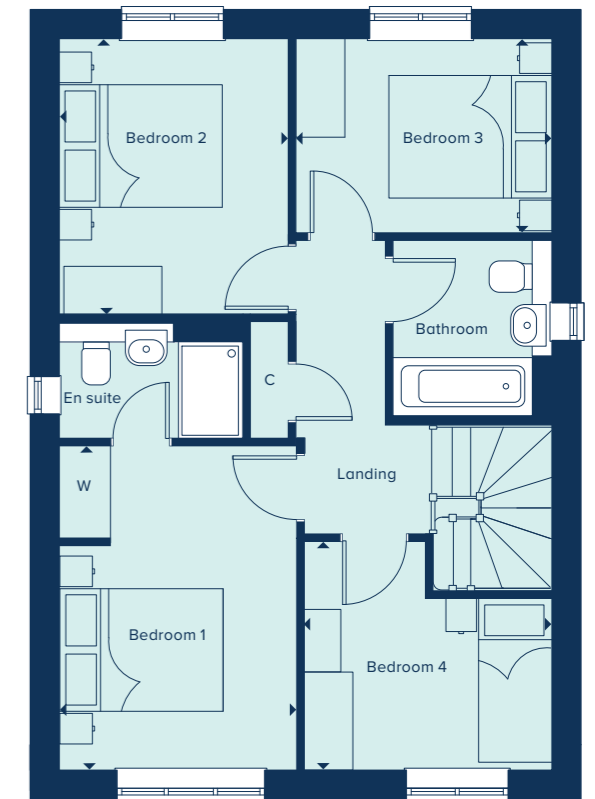
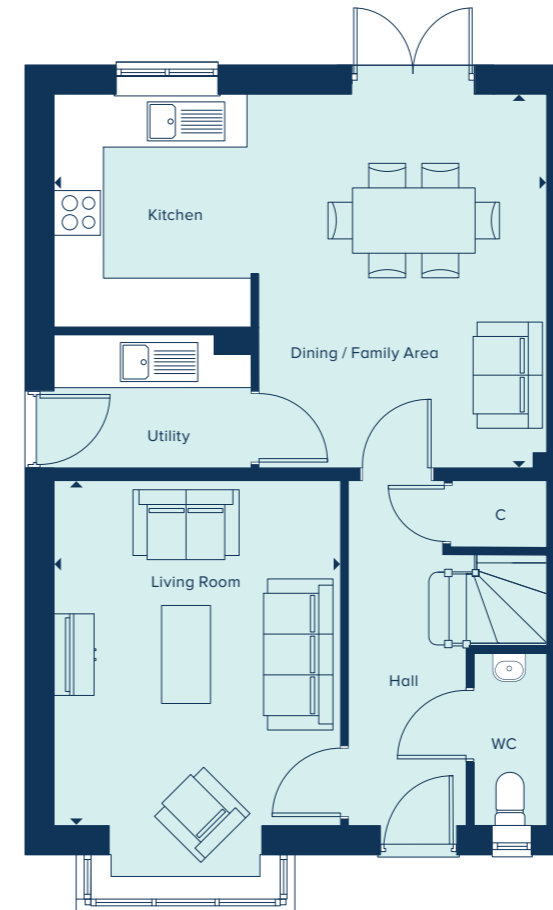
THE ROMSEY
4 Bedroom Home

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THE ROMSEY

With flexible open-plan living space and generously sized bedrooms, The Romsey is an attractive family home. The downstairs benefits from a substantial, bright and airy living room. A versatile kitchen-dining area with ample space for relaxation or play is ideally suited to family life. Upstairs are four bedrooms with an ensuite to the main bedroom and an additional family bathroom. All fixtures and fittings, kitchen and sanitaryware are of excellent quality.

4 BEDROOM HOME



GROUND FLOOR

KITCHEN / DINING / FAMILY AREA

6.03m x 4.58m 19'9" x 15'0"

LIVING ROOM

4.22m x 3.51m 13'10" x 11'6"

FIRST FLOOR

BEDROOM 1

3.96m x 2.89m 13'0" x 9'6"

BEDROOM 2

3.38m x 2.80m 11'1" x 9'2"

BEDROOM 3

3.13m x 2.42m 10'3" x 7'9"

BEDROOM 4

3.04m x 2.80m 10'0" x 9'2"

C Cupboard W Wardrobe ● Specification

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THE SALCOMBE
4 Bedroom Home

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THE SALCOMBE

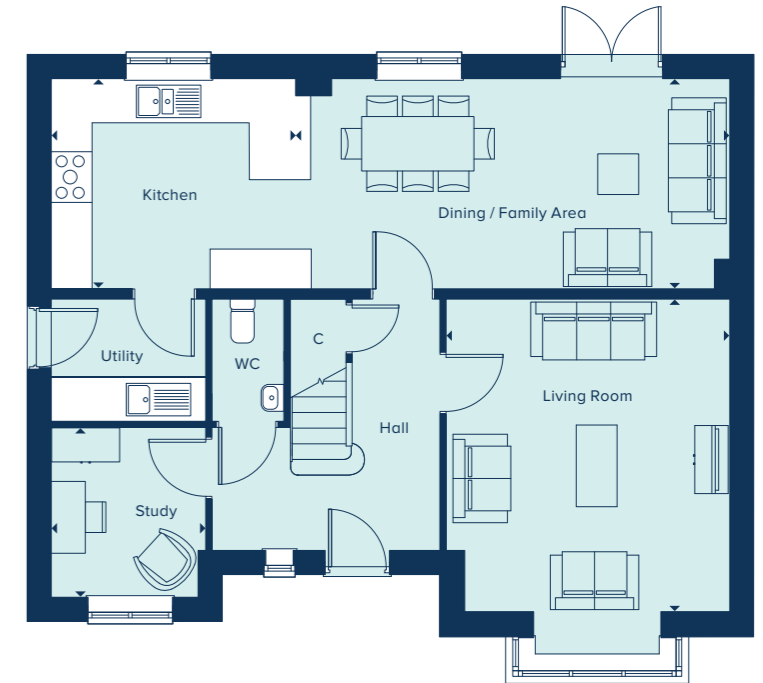
The Salcombe is a stunning four bedroom home with a generous kitchen, dining and family area perfect for entertaining or relaxing with the family. The separate living room offers a calming space to unwind at the end of the day, whilst the study is ideal for home working. Featuring four double bedrooms, with an en suite to the main and second bedroom, this is a perfect home for a growing family.

4 BEDROOM HOME



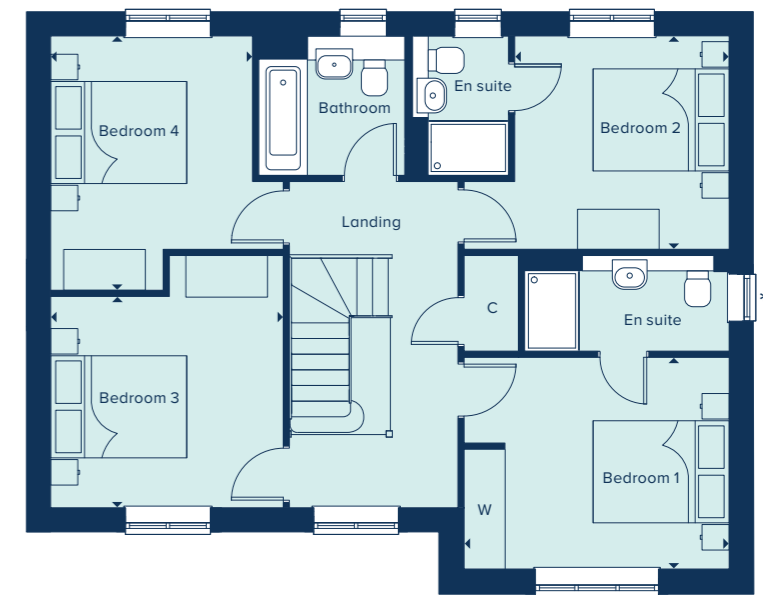
GROUND FLOOR

DINING / FAMILY AREA	
6.37m x 3.09m	20'11" x 10'2"
KITCHEN	
3.60m x 3.09m	11'10" x 10'2"
LIVING ROOM	
4.59m x 4.17m	15'1" x 13'8"
STUDY	
2.49m x 2.27m	8'2" x 7'5"



FIRST FLOOR

BEDROOM 1	
3.89m x 3.11m	12'9" x 10'2"
BEDROOM 2	
3.15m x 3.13m	10'4" x 10'3"
BEDROOM 3	
3.42m x 3.10m	11'3" x 10'2"
BEDROOM 4	
3.73m x 2.96m	12'3" x 9'9"



C Cupboard W Wardrobe ● Specification * No window to plot 250

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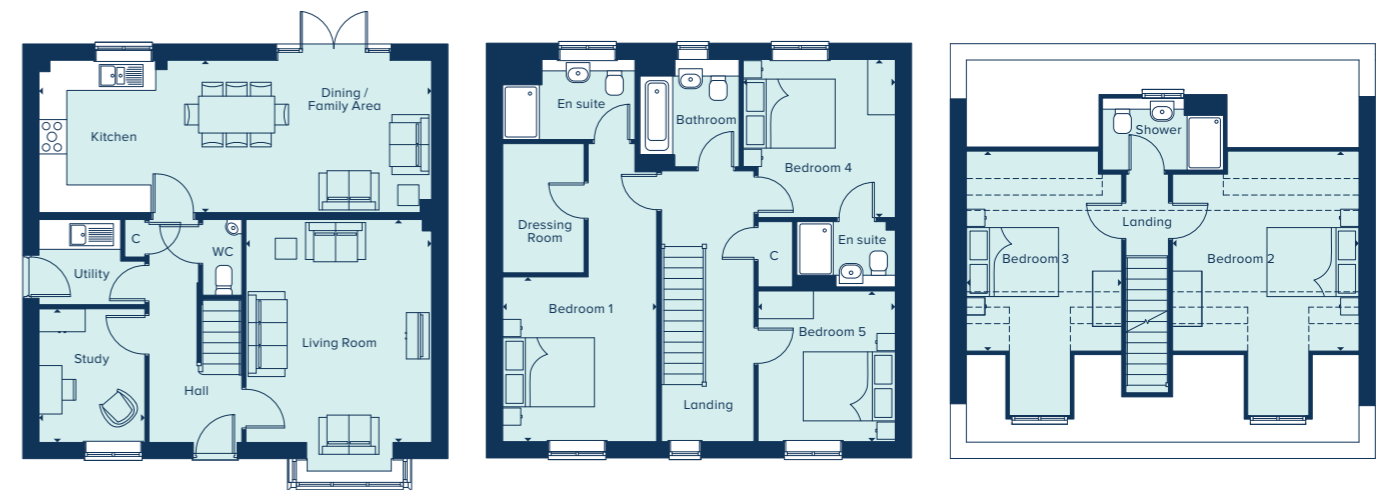
THE DERBY
5 Bedroom Home

crestnicholson.com

THE DERBY

The Derby is a sizeable family home with five double bedrooms, a study, a utility room and substantial living spaces. The bay window provides elegance, interest and light. But perhaps the greatest attraction is the main bedroom which, featuring an en suite and dressing room, runs the full depth of the house. Two further bedrooms and a family bathroom are situated on the first floor and on the top floor of this spacious property the two bedrooms share a shower room.

5 BEDROOM HOME



GROUND FLOOR

KITCHEN / DINING \ FAMILY AREA

8.51m x 3.30m 27'9" x 10'10"

LIVING ROOM

4.83m x 4.03m 15'10" x 13'2"

STUDY

2.90m x 2.29m 9'6" x 7'6"

FIRST FLOOR

BEDROOM 1

3.57m x 3.34m 11'8" x 10'11"

BEDROOM 4

3.43m x 3.30m 11'3" x 10'10"

BEDROOM 5

3.27m x 2.98m 10'8" x 9'9"

SECOND FLOOR

BEDROOM 2

4.33m x 4.04m 14'2" x 13'3"

BEDROOM 3

4.33m x 3.37m 14'2" x 11'0"

C Cupboard W Wardrobe

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THE ROYDON

With five bedrooms, a home office, games room or home cinema could be accommodated in the spacious Roydon. Each bedroom is generously sized and the house is light and airy. Spread over two storeys and with three bathrooms and a utility room, this home is well suited to family life.

5 BEDROOM HOME



THE ROYDON
5 Bedroom Home

crestnicholson.com

GROUND FLOOR

FAMILY AREA	3.63m x 3.45m	11'11" x 11'4"
KITCHEN / DINING AREA	6.18m x 3.38m	20'3" x 11'1"
LIVING ROOM	6.03m x 3.9m	19'9" x 12'10"



FIRST FLOOR

BEDROOM 1	3.96m x 3.23m	13'0" x 10'7"
BEDROOM 2	3.29m x 2.60m	10'10" x 8'6"
BEDROOM 3	3.96m x 2.70m	13'0" x 8'10"
BEDROOM 4	3.51m x 2.88m	11'6" x 9'5"
BEDROOM 5	3.29m x 2.71m	10'10" x 8'11"



AC Airing Cupboard C Cupboard W Wardrobe

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THE STRATFORD
5 Bedroom Home

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THE STRATFORD

An ultimately flexible home, the Stratford can accommodate a large or extended family. It features generous downstairs living spaces and five bedrooms, two of which have en suite bathrooms. There's ample potential for a home office, a games room or a home cinema, and the Stratford also has the benefit of a garage, in addition to two parking spaces. The property also benefits from a utility room and extensive storage capacity.

5 BEDROOM HOME



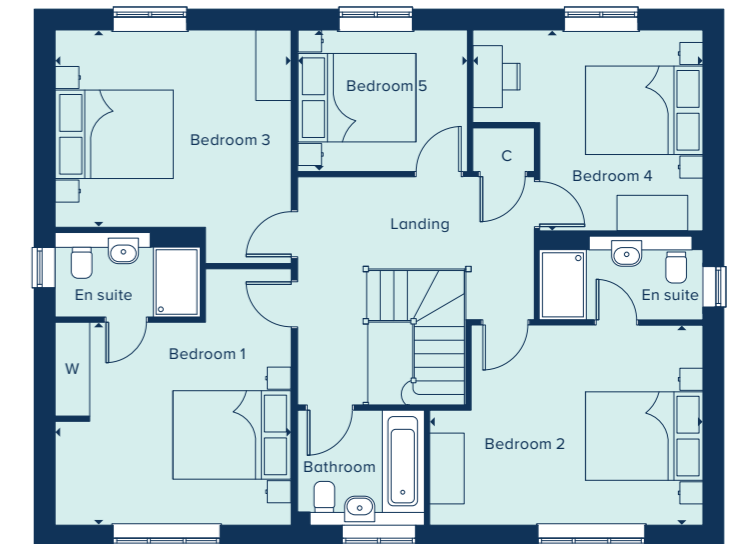
GROUND FLOOR

KITCHEN / FAMILY / DINING AREA		
10.98m x 3.36m	36'0" x 11'0"	
LIVING ROOM		
4.87m x 3.93m	16'0" x 12'11"	
STUDY		
3.88m x 3.06m	12'9" x 10'0"	



FIRST FLOOR

BEDROOM 1		
4.00m x 3.44m	13'1" x 11'3"	
BEDROOM 2		
4.63m x 3.40m	15'2" x 11'2"	
BEDROOM 3		
4.00m x 3.35m	13'1" x 10'11"	
BEDROOM 4		
3.90m x 3.40m	12'9" x 11'2"	
BEDROOM 5		
2.88m x 2.32m	9'5" x 7'7"	



C Cupboard W Wardrobe

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THE WINDSOR

The Windsor is a sizeable family home with five double bedrooms, two bathrooms, study, separate utility room and substantial living spaces. The open plan kitchen, dining and family room features French doors which open out into the rear garden. Bay windows provide elegance, interest and light. But perhaps the greatest attraction is bedroom one which features an en suite shower room and built-in wardrobes.

5 BEDROOM HOME

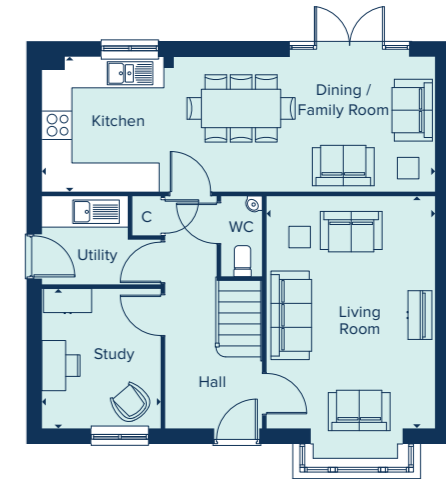


THE WINDSOR
5 Bedroom Home

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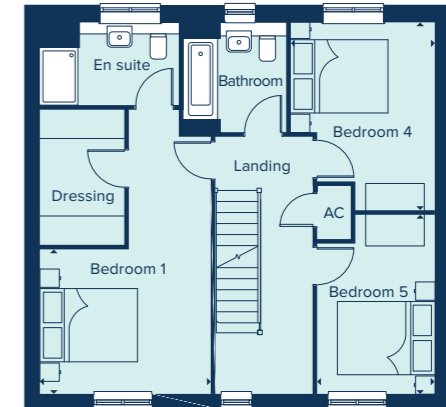
GROUND FLOOR

KITCHEN / DINING / FAMILY ROOM		
8.16m x 2.74m		26'9" x 9'0"
LIVING ROOM		
4.83m x 3.50m		15'10" x 11'6"
STUDY		
2.90m x 2.47m		9'6" x 8'1"



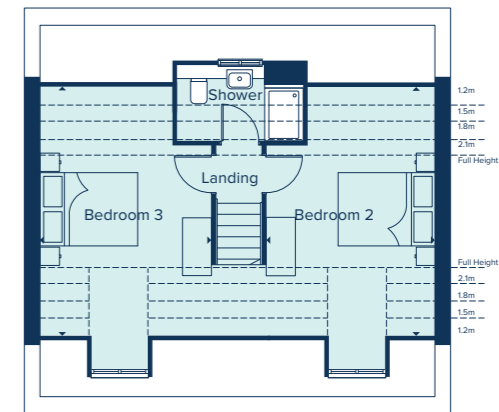
FIRST FLOOR

BEDROOM 1		
3.54m x 3.01m		11'7" x 9'10"
BEDROOM 4		
3.93m x 2.96m		12'10" x 9'8"
BEDROOM 5		
3.70m x 2.43m		12'1" x 7'11"



SECOND FLOOR

BEDROOM 2		
5.23m x 3.50m		17'1" x 11'7"
BEDROOM 3		
5.23m x 3.54m		17'1" x 11'6"



AC Airing Cupboard C Cupboard W Wardrobe --- Ceiling Heights

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SPECIFICATION

Your brand new Crest Nicholson home benefits from attractive styling and modern integrated appliances.

	3 Bedroom Home	4 Bedroom Home	4 Bedroom Home	5 Bedroom Home
KITCHEN				
Choice of soft close fitted kitchen complete with laminate worksurface and upstand (subject to stage of construction)	•	•	•	•
Electric single built-in oven in stainless steel	•			
Electric built-under 1 ½ oven in stainless steel		•		
Electric built-in double oven in stainless steel			•	•
4 ring gas hob in stainless steel	•	•		
5 ring gas hob in stainless steel			•	•
Stainless steel splashback behind hob	•	•	•	•
Integrated extractor hood	•	•		
Stainless steel chimney extractor hood			•	•
Energy efficient integrated fridge/freezer	•	•	•	•
Energy efficient integrated dishwasher	•	•	•	•
Energy efficient integrated washing machine	•	•*	•	•
Single bowl sink and drainer in stainless steel	•	•		
1.5 bowl sink and drainer in stainless steel			•	•
Single lever chrome mixer tap	•	•	•	•
BATHROOM, EN SUITE AND CLOAKROOM				
Contemporary white sanitaryware	•	•	•	•
Chrome mixer taps and shower fittings	•	•	•	•
Half height tiling around bath where a separate shower facility is provided in the home	•	•	•	•
Full height tiling to enclosed shower area where applicable	•	•	•	•
Half height tiling to walls where other sanitaryware is fitted in bathroom and en suite	•	•	•	•
Heated white towel rail to bathrooms and en suites	•	•	•	•
Tiled splashback to basin in cloakroom	•	•	•	•
Soft close hinges to bathrooms, en-suites and cloakroom	•	•	•	•

*Integrated washing machine included if there is no utility room

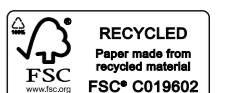


	3 Bedroom Home	4 Bedroom Home	4 Bedroom Home	5 Bedroom Home
UTILITY ROOM				
Sink to utility room **	•	•	•	•
ELECTRICAL				
Low energy LED downlighters in white to kitchen	•	•	•	•
Low energy LED downlighters in white to bathroom and en suite	•	•	•	•
Low energy lighting in all other areas	•	•	•	•
TV and data point to living room & TV point to master bedroom	•	•	•	•
Telecommunications to the home including fibre for broadband capabilities	•	•	•	•
DECORATION				
White emulsion to all rooms and ceilings	•	•	•	•
White gloss to window boards, internal doors, skirting and architraves	•	•	•	•
JOINERY AND DOORS				
Front door with multipoint locking system and chrome ironmongery	•	•	•	•
White PVCu windows and patio doors with white ironmongery	•	•	•	•
White internal doors with chrome ironmongery	•	•	•	•
Fitted wardrobes to master bedroom with soft close sliding mirror fronted doors	•	•	•	•
HEATING				
Gas-fired boiler with wet radiator heating system and domestic hot water provided at mains pressure	•	•	•	•
Google Nest Learning Thermostat	•	•	•	•
EXTERNAL FINISHES				
Front gardens to be landscaped	•	•	•	•
Rear gardens topsoiled and rotovated	•	•	•	•
External low energy security light fitted by front door	•	•	•	•
External tap	•	•	•	•
7 Kilowatt Electric Vehicle Charging point (EV)	•	•	•	•
Photovoltaic panels (PV)	•	•	•	•
SECURITY AND PEACE OF MIND				
Smoke, heat and carbon monoxide detectors	•	•	•	•
Two years warranty and aftercare	•	•	•	•
Complete NHBC ten year warranty	•	•	•	•

**Where a utility room is fitted

Crest Nicholson follows NHBC guidelines on number of plug sockets to install in homes, which require a minimum of: eight sockets in any kitchen (including appliances spurs); four double sockets in any living room; three double sockets in any study, two double sockets in any dining room, one double socket in any hallway and one double socket on any landing; three double sockets in any double bedroom; two double sockets in any single bedroom; one double socket in any dressing room and two double sockets in any other rooms.

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**CREST
NICHOLSON**

ACKENDER HILL

Chawton Park Road,
Alton, Hampshire GU34 1ST

For all enquiries please call

01420 384 428

crestnicholson.com/ackenderhill



House Type Illustration

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Development Map/Site Plan

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