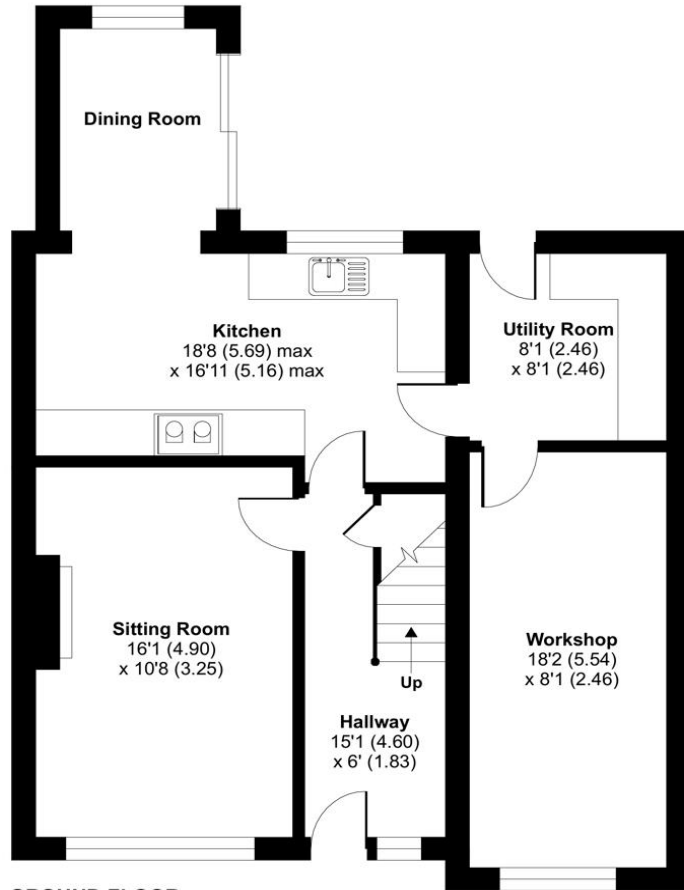


ACCOMMODATION

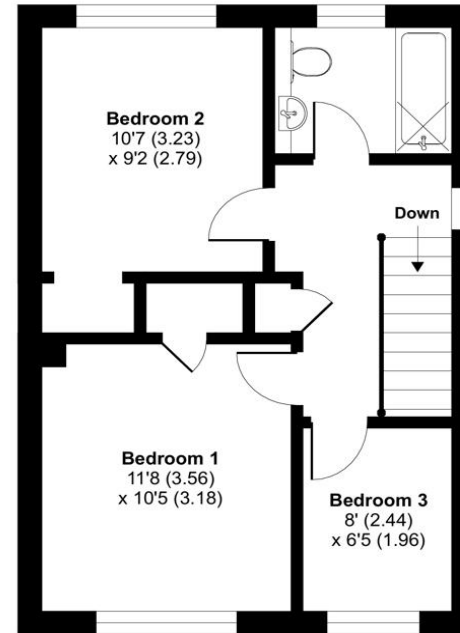
This spacious family residence boasts a ground-floor extension creating a generous dining area on from the kitchen. Presenting three well-appointed bedrooms, this property is ideally situated within a short stroll to the town centre and local schools. It features driveway parking for two/three cars and an appealing south-facing garden. Upon approach via the driveway, the entrance hall welcomes with ample space for storing coats and shoes. To the right, a converted workshop/office room from the garage offers a window overlooking the driveway. On the left, the sitting room showcases a charming fireplace and a front-facing window. The kitchen, with Kamdean wood flooring, hosts an array of storage units, drawers, wooden worktops, and tiled accents. It includes provisions for an Aga and a double butler sink. The kitchen opens seamlessly to the light-filled dining room extension, featuring a patio door leading to the garden. Upstairs on the first floor, the landing reveals an airing cupboard and access to the loft. The principal bedroom, positioned at the front, features a built-in wardrobe, while the second bedroom also offers a built-in wardrobe and a garden view. The third bedroom is a single room adjacent to the bathroom, with a white suite. Outside, the property provides driveway parking for two/three cars, while the south-facing rear garden includes a seating terrace adjacent to the house and steps leading up to a lawned garden bordered by shrubs. Additionally, there's a garden shed for storage.

Approximate Area = 1176 sq ft / 109.3 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2023. Produced for Charters Estate Agents Limited. REF: 1057755



SITUATION

Alresford is a beautiful Georgian Town sporting a plethora of fine colour-washed homes and an extensive range of shops retailing items such as design home interiors, gifts, crafts, food and wine. There is also a thriving café culture supported by a host of eateries, pubs and hotels, together with convenience stores. There are also traditional Butchers, Fishmongers, Fruit and Veg. Numerous services and shops such as Health and Beauty, Hardware, Bookshop, Pet Shop and Dry Cleaners make day to day living hassle-free whilst more comprehensive facilities are available in the nearby Cathedral city of Winchester.



SPECIFICATION

- Spacious family home
- Walking distance of the town centre
- Open-plan modern kitchen/dining room
- Three-bedroom house
- Ample off-road parking
- South-facing garden

LOCAL AUTHORITY

Winchester City Council
Council Tax Band: D

GUIDE PRICE

Asking Price £475,000

TENURE

Freehold