

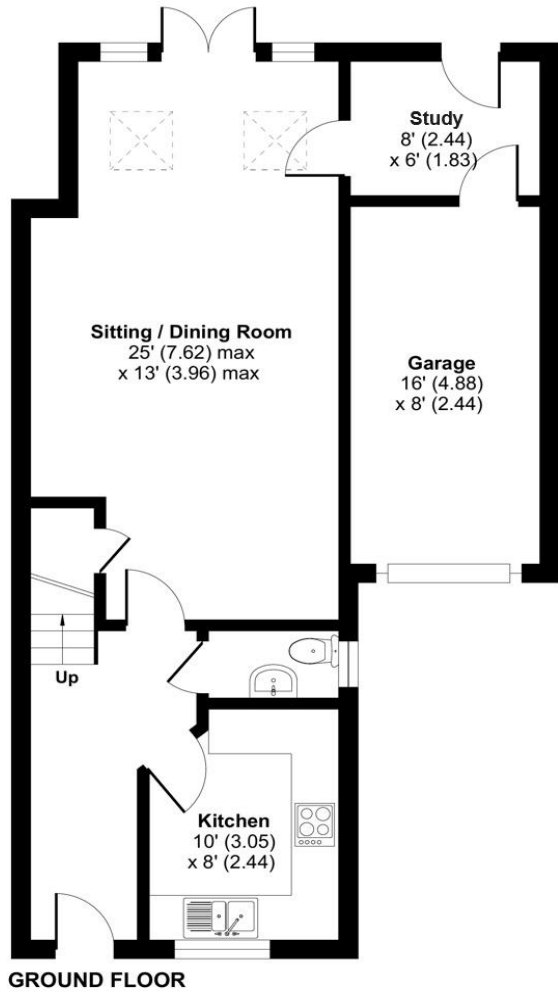


Brill Close, Alresford, Hampshire, SO24 9FG



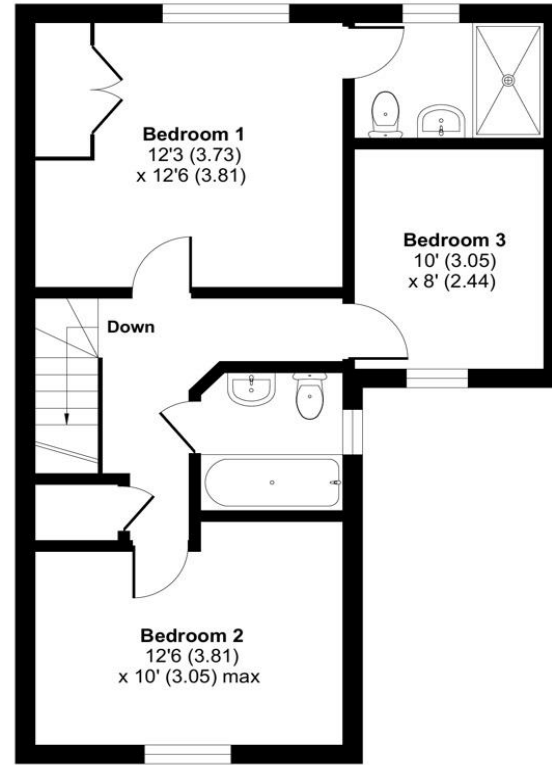
ACCOMMODATION

Introducing this stunning modern three-bedroom property, tastefully extended and perfectly positioned in the heart of Alresford. Upon entering, you're welcomed into a bright entrance hall leading to a modern fitted kitchen on the right, boasting integrated appliances and sleek base and eye-level units. Continuing down the hall, you'll find a spacious sitting/dining room, thoughtfully extended to include skylights and glass double doors that open onto the garden, bathing the room in natural light. Adjacent to the sitting/dining room is a highly practical study with convenient access to both the garage and rear garden. Completing the ground floor is a convenient cloakroom. Moving upstairs, the first floor continues to impress with three bedrooms serviced by a modern family bathroom. The principal bedroom offers ample built-in storage and the luxury of an ensuite shower room. Outside, the private enclosed rear garden is a tranquil retreat, featuring steps leading down from a small patio to a predominantly lawned area, complemented by a shed for additional storage. The front of the property provides off-road parking and access to the garage. Experience modern living at its finest in this beautifully appointed property, where every detail has been carefully considered for both style and functionality.



GROUND FLOOR

Approximate Area = 1100 sq ft / 102.1 sq m
Garage = 128 sq ft / 11.8 sq m
Total = 1228 sq ft / 114 sq m
For identification only - Not to scale



FIRST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C	77	
(55-68)	D		
(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 2024. Produced for Charters Estate Agents Limited. REF: 1109196



SITUATION

Alresford exudes the timeless charm of a Georgian town, boasting a collection of picturesque, colour-washed houses that enchant visitors at every turn. Renowned not only for its scenic beauty but also for its diverse shopping experiences, Alresford offers a delightful array of options catering to various needs and tastes. From traditional establishments such as butchers, fishmongers, greengrocers, and wine merchants to modern conveniences like two well-stocked convenience stores, the town ensures residents and visitors alike can easily procure essential items. Moreover, Alresford's appeal extends beyond mere necessities, inviting exploration of its vibrant antiques and fine art scene, designer boutiques featuring exquisite furnishings and clothing, as well as charming shops offering an array of gifts and crafts. The heart of Alresford pulsates with a lively café culture, with numerous quaint eateries, pubs, hotels, and restaurants beckoning patrons to indulge in culinary delights. Catering to everyday needs, the town also hosts essential services such as banks, pharmacies, and various other outlets, ensuring convenience is always within reach. Adding to its allure, Alresford enjoys proximity to Alton and Winchester, which offer a further expanding the spectrum of local amenities and leisure pursuits and direct commuter links to London.



SPECIFICATION

- Beautifully presented modern home
- Easy access to central Alresford
- Tastefully extended
- Modern fixtures and fittings
- Private rear garden
- Three bedrooms
- Ground floor study
- Bathroom, ensuite and cloakroom
- Garage and off-road parking

LOCAL AUTHORITY

Winchester City Council
Council Tax Band: C

ASKING PRICE

£549,995

TENURE

Freehold

Annual Estate Management Charge: TBC

These details are to be confirmed by the vendor's solicitor and must be verified by a buyer's solicitor.