



Greys Farm Close, Cheriton, Alresford, Hampshire, SO24 0EU





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Nestled within the charming village of Cheriton, this executive home exudes sophistication, perfectly complemented by its enviable location backing onto picturesque fields. Designed with the needs of a modern family in mind, the property rests on a generously-sized plot of just under half an acre, offering spacious and adaptable living spaces.



- Sought after village location • Four double bedrooms • Spacious & versatile living accommodation • Utility room • Bathroom, ensuite and cloakroom • Ample built in storage • Stunning views • 0.48 Acre plot • Off road parking & double garage

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ACCOMMODATION

Stepping through the front door, you are greeted by a welcoming and spacious entrance hall. To the right, double doors unveil a generously proportioned sitting room, adorned with a wood burner that serves as a captivating focal point, while providing access to the rear garden via a set of French doors. Directly ahead of the entrance hall lies a separate dining room, ideal for hosting gatherings, featuring a bay window overlooking the serene rear garden. Adjacent to the dining room, the kitchen/breakfast room awaits, boasting a suite of base and eye-level units, along with integrated appliances. An external door connects the kitchen to the rear garden, while an internal door leads to a utility room, offering added convenience. To the left of the entrance hall, double doors reveal a generous family room, enhancing the home's versatility and providing ample space for relaxation and recreation. Completing the ground floor is a convenient cloakroom. Ascending to the first floor, the property continues to impress with four double bedrooms, each offering ample built-in storage and picturesque rural views. These bedrooms are serviced by a modern family bathroom. The principal bedroom boasts an ensuite bathroom and is accessed through a dressing room, adding a touch of luxury to everyday living. Outside, the expansive rear garden provides a peaceful retreat, characterized by lush lawns, mature planting beds, and a patio area ideal for alfresco dining and entertaining. The frontage of the property offers ample off-road parking, leading up to a double garage, providing both practicality and convenience. In summary, this impressive executive home epitomizes modern family living, blending luxurious features with idyllic surroundings, creating a harmonious sanctuary to call home. Agents note: Oil Fired central heating. Disclaimer: Private drainage, awaiting Environmental Agency Compliance Certificate.



SITUATION

Cheriton is a highly desirable village in the South Downs National Park consisting of a number of period properties, together with village amenities including a shop, a well-regarded primary school and village hall. The village is surrounded by the beautiful countryside of the Meon Valley, providing wonderful walks and riding country and a link to the South Downs Way. A wider range of facilities are found at the nearby Georgian market town of Alresford offering various boutique shops, restaurants and retail outlets. With thousands of people - both young and old - visiting every year, the town is home to the famous Watercress Line which is a railway with an almost unbeatable view. Being pretty historic, the railway runs through 10 miles of beautiful Hampshire countryside. Communications by road and rail are good, with mainline rail services at Winchester to London Waterloo in approximately an hour. Junction 9 of the M3 at Winchester connects with the M3 and M27 motorways to London and the south coast.

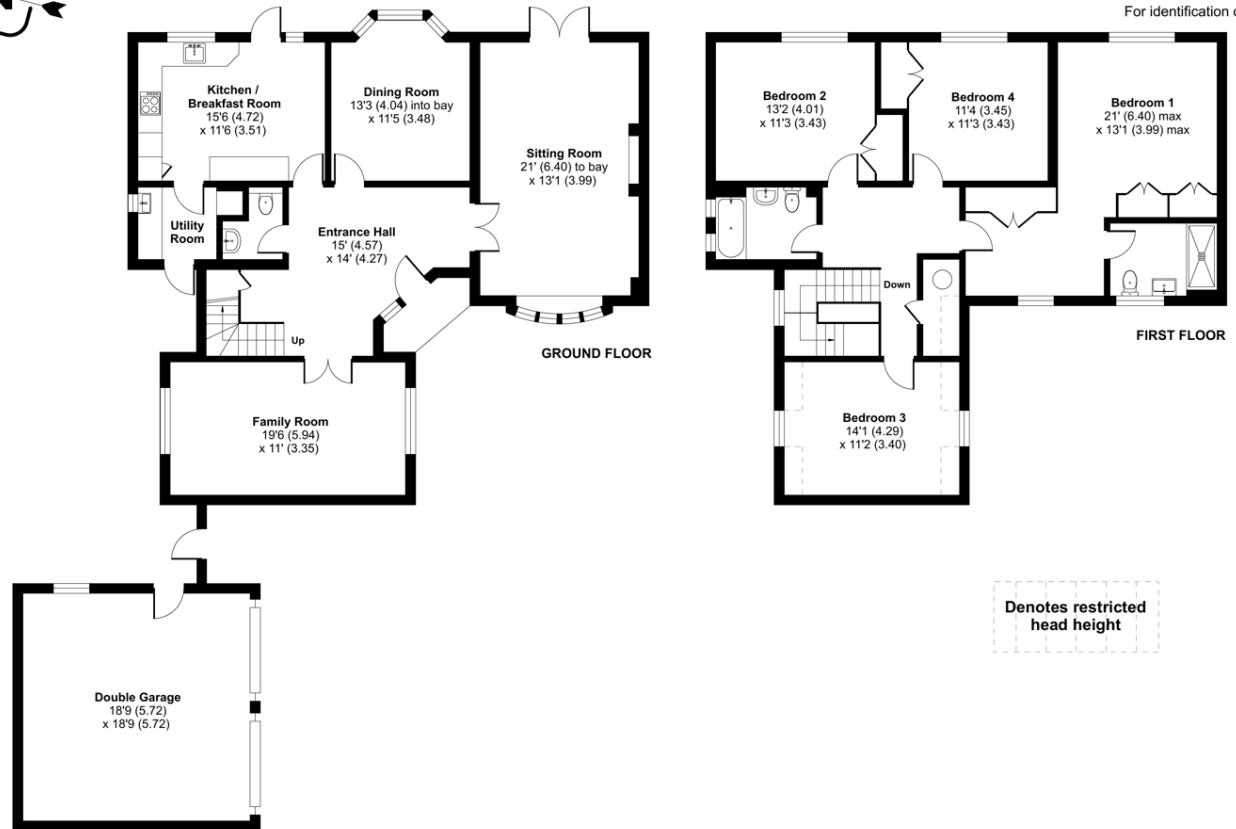




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		73
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Approximate Area = 2217 sq ft / 205.9 sq m
 Limited Use Area(s) = 32 sq ft / 2.9 sq m
 Garage = 354 sq ft / 32.8 sq m
 Total = 2603 sq ft / 241.6 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Charters Estate Agents Limited. REF: 1095126





LOCAL AUTHORITY

Winchester City Council
Council Tax Band G

GUIDE PRICE

Guide Price £1,125,000

TENURE

Freehold