



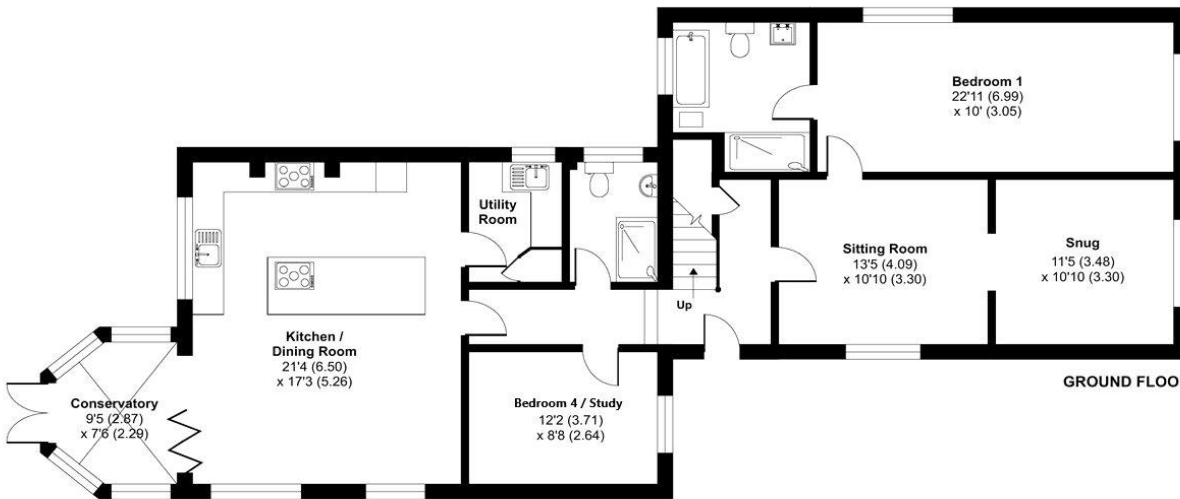
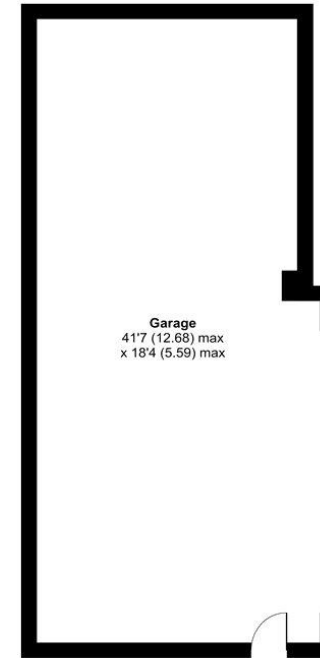
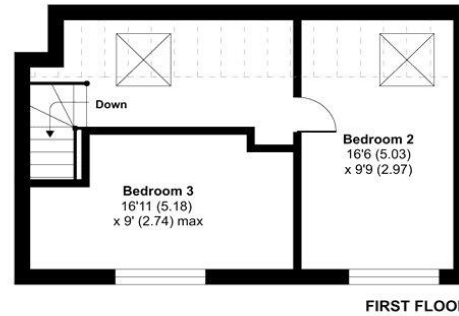
Goscombe Lane, Gundleton, Alresford, Hampshire, SO24 9SP



ACCOMMODATION

A deceptively spacious and versatile, four-bedroom detached home, ideally situated in the heart of the rural hamlet of Gundleton. To enter the property, steps to the left-hand side lead down to the front door which opens into a welcoming entrance hall. A hall to the left leads into an impressive open-plan kitchen dining room. The modern fitted kitchen boasts a range of integrated appliances with a central island providing great additional space for food preparation and entertaining. The kitchen leads into a conservatory that opens out into the enclosed rear garden. Also, just off from the kitchen is a separate utility room. To the right of the entrance hall is a sitting room which flows into a snug. Off the sitting room is a sizable principal bedroom with an en-suite that includes a separate shower and bath. The downstairs accommodation also benefits a fourth bedroom/study and a family shower room. The first floor continues to impress with two further bedrooms. The private rear garden is mainly laid to lawn and is enclosed on all sides with a hedgerow. The frontage includes ample driveway parking with steps leading down to the front of the property. A key feature of this property is the triple-size garage which could make an ideal annexe (subject to planning consent). The garaging measures over 40' and is the perfect space for mechanics or car enthusiasts. Disclaimer: Private drainage, awaiting Environmental Agency Compliance Certificate.

Approximate Area = 1778 sq ft / 165.1 sq m
 Limited Use Area(s) = 97 sq ft / 9X sq m
 Outbuilding = 735 sq ft / 68.2 sq m
 Total = 2610 sq ft / 242.4 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	57	
(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). © nichecom 2023. Produced for Charters Estate Agents Limited. REF: 1001215



SITUATION

Gundleton is a rural hamlet located between Alresford and Ropley, in the Bighton parish surrounded by working farmland and rolling countryside. The property sits in private grounds with direct access into Sutton Woods. Alresford is a beautiful Georgian Town with a plethora of fine colour-washed homes and an extensive range of boutiques and shops retailing such items as antiques, gifts, food, and clothing. The centre sees also a thriving café culture supported by a host of eateries, pubs, hotels and restaurants.



SPECIFICATION

- Sought after rural location
- Detached
- Four bedrooms
- Versatile living accommodation
- Detached triple garage
- Sizable open-plan kitchen dining room
- Ensuite
- Utility room
- Oil-fired heating



LOCAL AUTHORITY

Winchester City Council
Council Tax Band: F

GUIDE PRICE

Asking Price £835,000

TENURE

Freehold