



New Farm Road, Alresford, Hampshire, SO24 9QP



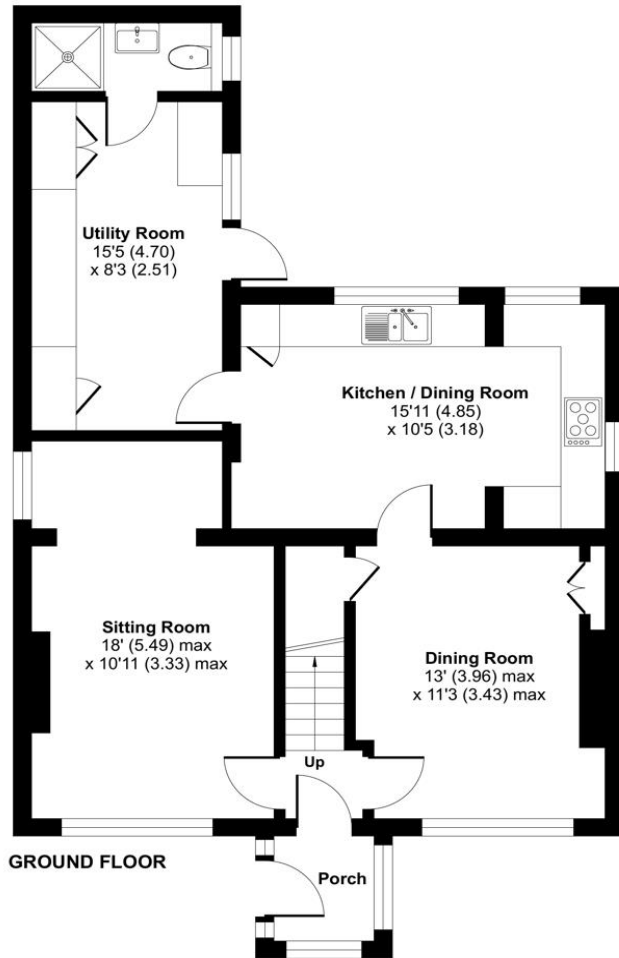
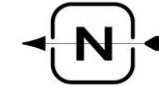


## ACCOMMODATION

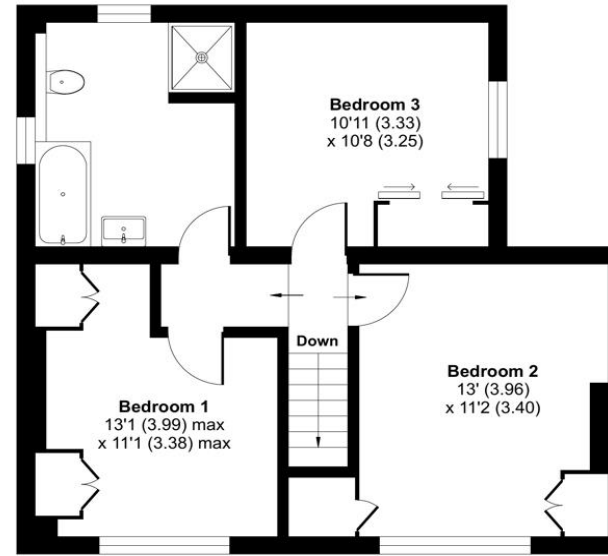
Charming double-fronted Victorian house is ideally situated on the southern edge of the town, offering easy access to countryside walks leading to the charming villages of Tichborne and Cheriton. It is a detached property which still retains a number of its period features whilst also having been tastefully renovated throughout. The house itself is beautifully presented throughout and comprises three double bedrooms, two bath/shower rooms, two reception rooms, a spacious kitchen/breakfast room, and a utility room. Upon entering the house through the enclosed porch, you step into a small hall where the front door leads to the first floor via a staircase. On the left side of the hall is the sitting room, which features a cast iron fireplace, adding to its character. To the right of the hall, a door opens into the dining room, with an additional door connecting it to the kitchen. The modern kitchen boasts a range integrated appliances with base and eye level units, and is tastefully complemented by solid wood worktops. The dining space offers ample room to accommodate a table and chairs. Adjacent to the kitchen is a utility room equipped with fitted storage cupboards, along with a door leading to a shower/cloakroom. The first floor continues to impress, a small landing provides access to the bedrooms and family bathroom. All three bedrooms are double rooms and all of which offer ample storage. The spacious bathroom is fitted with a white suite, comprising a bath and a separate shower enclosure. Outside to the rear, you will find an private enclosed garden featuring a low-maintenance lawn and a summer house, and patio ideal for summer BBQ's. The rear garden also boasts a covered hot tub, that could be included subject to negotiation. Additionally, there is off-road parking available at the front of the property. Importantly, this property is offered with no onward chain, making it an attractive option for potential buyers.

Approximate Area = 1353 sq ft / 125.6 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheccom 2023. Produced for Charters Estate Agents Limited. REF: 996083



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D		
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## SITUATION

Alresford is a beautiful Georgian Town sporting a plethora of fine colour-washed homes. An extensive range of boutiques and specialist shops retail 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**

- Character property
- Period features
- Beautifully presented throughout
- Utility room
- Three double bedrooms
- Two bath/shower rooms
- Private enclosed rear garden
- Off road parking
- No onward chain

#### **LOCAL AUTHORITY**

Winchester City Council  
Council Tax Band: C

#### **ASKING PRICE**

£549,950

#### **TENURE**

Freehold