



Basingstoke Road, Old Alresford, Alresford, Hampshire, SO24 9DS





## Coombe Cottage, Basingstoke Road, Old Alresford, Alresford, Hampshire, SO24 9DS

*Stunning family home which has undergone tasteful renovations throughout. Situated in the sought-after village of Old Alresford, this property offers a perfect blend of modern comfort and charming character.*



- Sought after village location
- Beautifully presented throughout
  - Modern fixtures and fittings
- Spacious open-plan kitchen/dining room
  - Four bedrooms
  - Generous rear garden
  - Back onto fields
- Ample parking and a garage

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## ACCOMMODATION

Upon entering the house through the porch, you are welcomed by a warm and inviting entrance hall that provides access to the downstairs accommodation. The first door on the left leads to a spacious double-fronted sitting room, generously bathed in natural light. One of the highlights of this home is the impressive open-plan kitchen dining room, which has been newly fitted with a modern kitchen featuring a range of built-in appliances and an island. The dining area offers ample space for entertaining and leads out to the rear garden through double doors, creating a seamless indoor-outdoor flow. The ground floor also includes an office/study, providing a quiet space for work or study, and a convenient cloakroom for guests. Moving to the first floor, you will be equally impressed. There are four well-proportioned bedrooms, all offering ample built-in storage to keep things tidy and organised. These bedrooms are served by a modern family bathroom, catering to the needs of a busy household. The principal bedroom boasts a modern ensuite, complete with a luxurious roll-top bath. The large private enclosed rear garden offers a sense of tranquillity and privacy, as it backs into fields. Enjoy the serene atmosphere while hosting summer BBQs on the delightful patio area at the rear of the house. Moreover, the property offers two additional rooms to the rear of the garage, providing great versatility and potential for various uses. The frontage of the house provides fantastic off-road parking, with a driveway leading up to the detached garage, ensuring ample space for vehicles. Overall, this family home in Old Alresford is a true gem, combining modern amenities, elegant renovations, and a wonderful location. If you are interested in viewing or learning more about this property, please do not hesitate to contact us.



## SITUATION

Old Alresford is a sought-after location, with its village green and Old Alresford Pond, a site of special scientific interest. The community hall provides a variety of fitness activities, plays, performances and events.

The nearby centre of Alresford is a beautiful Georgian town of fine colour-washed houses and a place to shop not only for food and wine and other necessities from traditional butchers, fishmongers, greengrocers and wine merchants, along with two convenience stores, but also for antiques and fine art, designer furnishings and clothes, gifts and crafts. The centre also sees a thriving cafe culture supported by a host of eateries, pubs, hotels and restaurants. Several banks, pharmacies and other outlets meet day-to-day needs. The neighbouring market towns of Alton and Petersfield increase the range of local amenities and leisure pursuits available, both with Waitrose stores.





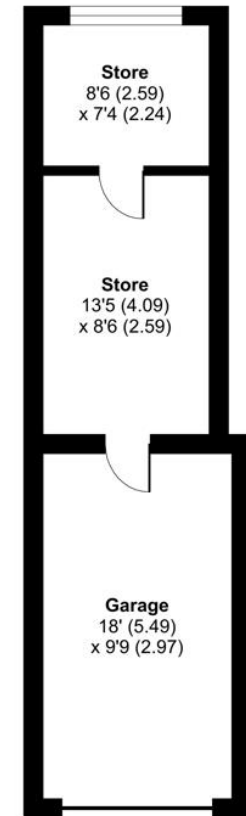
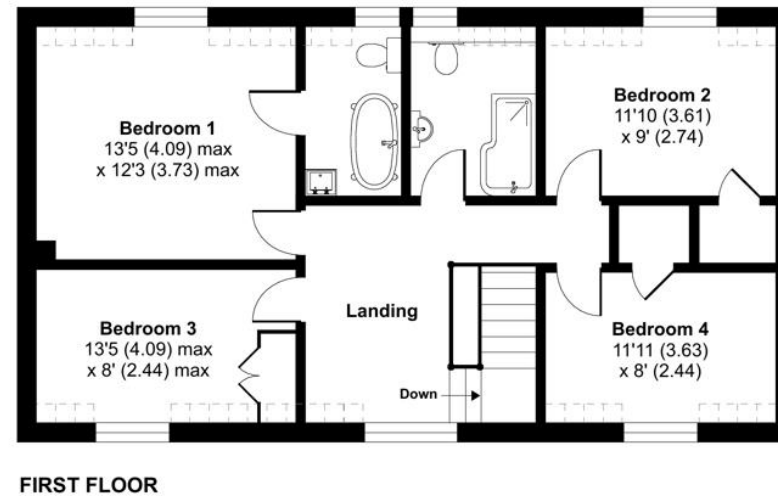
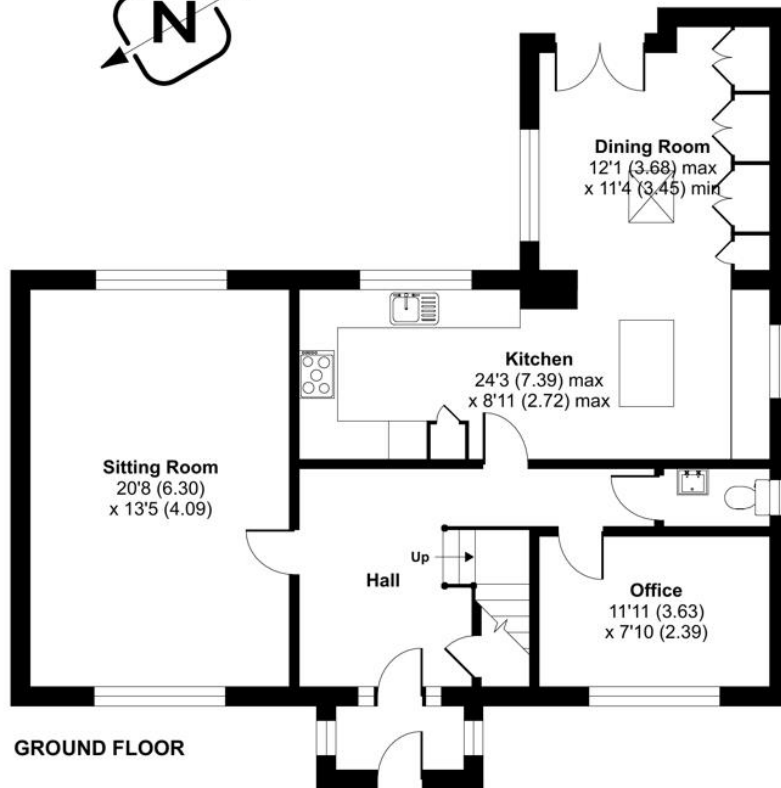
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	49	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Approximate Area = 1728 sq ft / 160.5 sq m  
 Limited Use Area (s) = 46 sq ft / 4.3 sq m  
 Garage / Store = 370 sq ft / 34.3 sq m  
 Total = 2144 sq ft / 199.1 sq m

For identification only - Not to scale



Denotes restricted head height



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: 1008054





**LOCAL AUTHORITY**

Winchester City Council  
Council Tax Band: F

**ASKING PRICE**

£1,100,000

**TENURE**

Freehold

**AGENTS NOTE**

Private drainage, awaiting Environmental Agency  
Compliance Certificate.