



Langtons Court, Alresford, Hampshire, SO24 9UE



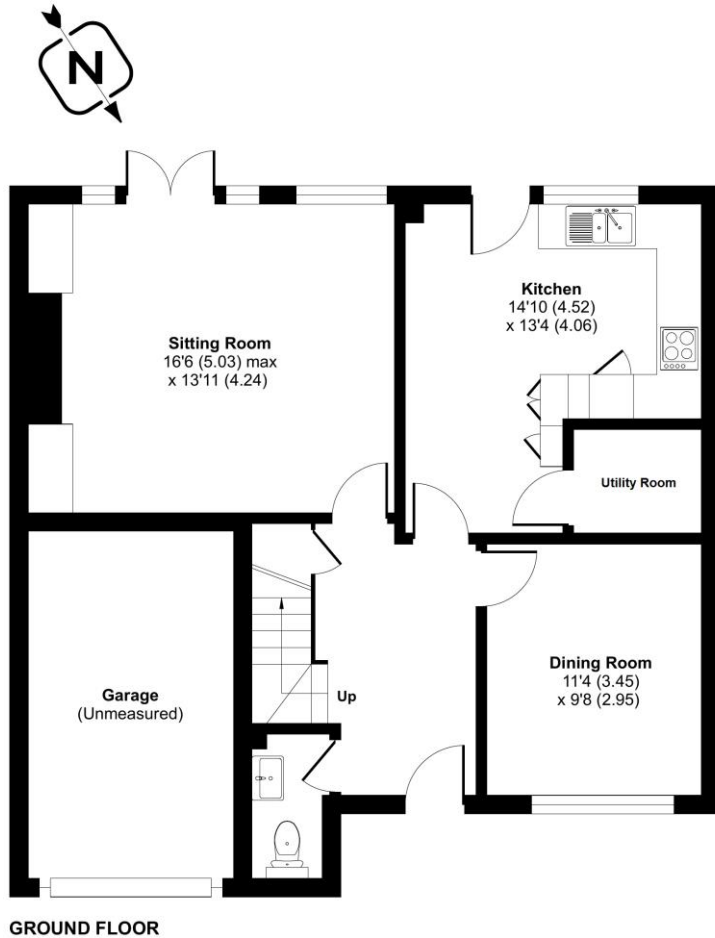
## ACCOMMODATION

Spacious terraced home ideally situated in a cul-de-sac within close proximity to Alresford town centre with ample driveway parking and an internal garage. The front door opens into a welcoming entrance hall which serves the downstairs accommodation. The spacious sitting room includes double doors leading out to the rear garden. The kitchen is fitted with a range of base and eyelevel units including integrated appliances, access to the generous utility room and a door leading to the rear garden. The downstairs accommodation also boasts a dining room and a cloakroom. The first-floor accommodation continues to impress with four well-proportioned bedrooms all with ample built-in storage and are all served by the family bathroom with adjacent airing cupboard for additional storage. The sizeable principal bedroom also benefits from an en-suite shower room. The majority of the private enclosed rear garden is laid to lawn, with a patio offering the ideal space for al fresco dining, and a shed offers additional storage. Additionally, the property benefits from generous loft space offering additional storage.

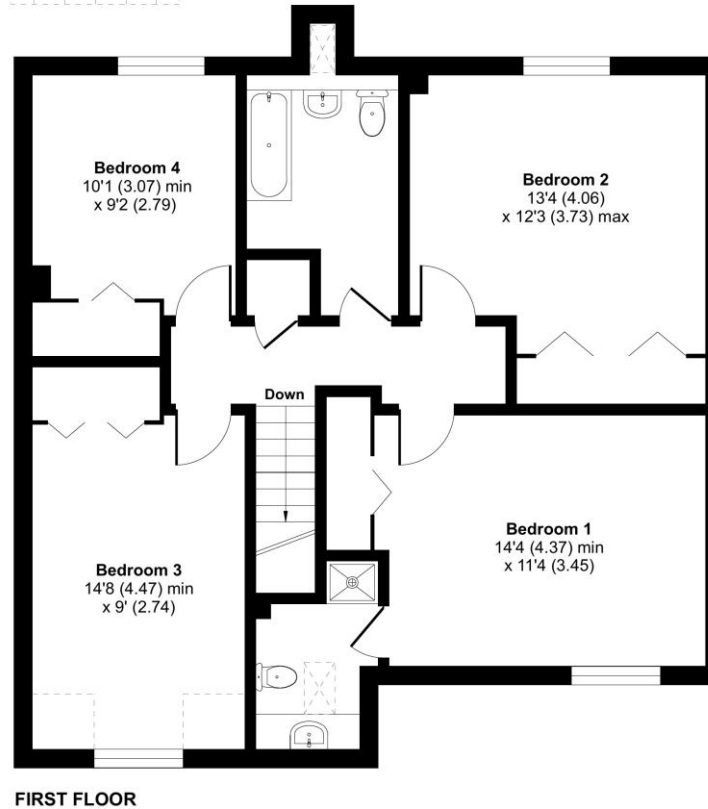
Approximate Area = 1545 sq ft / 144 sq m (excludes garage)  
 Limited Use Area(s) = 14 sq ft / 1 sq m  
 Total = 1559 sq ft / 145 sq m  
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		81
(69-80)	C	69	
(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	



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nīchecom 2022. Produced for Charters Estate Agents Limited. REF: 857864



## SITUATION

Alresford is a beautiful Georgian town on the edge of the South Downs National Park. It sports a plethora of fine colour-washed homes and an extensive range of shops retailing items such as designer home interiors, gifts, crafts, food and wine. There is also a thriving café culture supported by a host of eateries, pubs and hotels, together with convenience stores. There are also traditional butchers, a fishmonger, and a greengrocer as well as numerous services and shops, including health and beauty, hardware, bookshop, pet shop and dry cleaners which combine to make day to day living hassle-free. More comprehensive facilities are available in the nearby Cathedral city of Winchester. Alresford is within a short drive of Winchester railway station, with direct links to Waterloo, further rail services are available at Basingstoke and Alton.



#### **SPECIFICATION**

- Sought after location
- Cul-de-sac
- Four well-proportioned bedrooms
- Ample built in storage
- Downstairs cloakroom
- En-suite to principal bedroom
- Driveway and garage
- No onward chain

#### **LOCAL AUTHORITY**

Winchester City Council  
Council Tax Band F

#### **GUIDE PRICE**

Asking Price £550,000

#### **TENURE**

Freehold