



Petersfield Road, Monkwood, Alresford, Hampshire, SO24 0HB





## Russetts, Petersfield Road, Monkwood, Alresford, Hampshire, SO24 0HB

*Nestled amidst the serene beauty of Monkwood, this unique 5-bedroom chalet bungalow boasts breath-taking rural views. Situated on just under 5.6 acres of land, this property offers not only a tranquil retreat but also exceptional development possibilities, subject to planning approval.*



- *Development opportunity • No onward chain • South facing garden • Rural views • 5.59 acres of Land • Basement / Cellar*
- *Outbuildings • Off-street parking & Double Garage*
- *The property is sold as seen*

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## ACCOMMODATION

This delightful detached chalet bungalow serves as the primary residence, boasting five generously sized bedrooms that offer abundant space. On the ground floor, you'll find two spacious bedrooms, one of which includes an en-suite bathroom. As you progress down the hallway, you'll encounter a well-appointed kitchen and breakfast area, complete with a convenient utility room and washroom. The ground floor also features a dining room, a comfortable sitting room, and a study area, all of which offer captivating views of the beautiful south facing garden. Ascending to the upper level, you'll discover a generously proportioned family bathroom and three additional double bedrooms. The property also benefits from a generous cellar. What truly sets this property apart is the potential. With 3 workshops, stables, a tuck room, and a summer house, there are endless possibilities for those with a vision. This property is offered with no onward Chain.




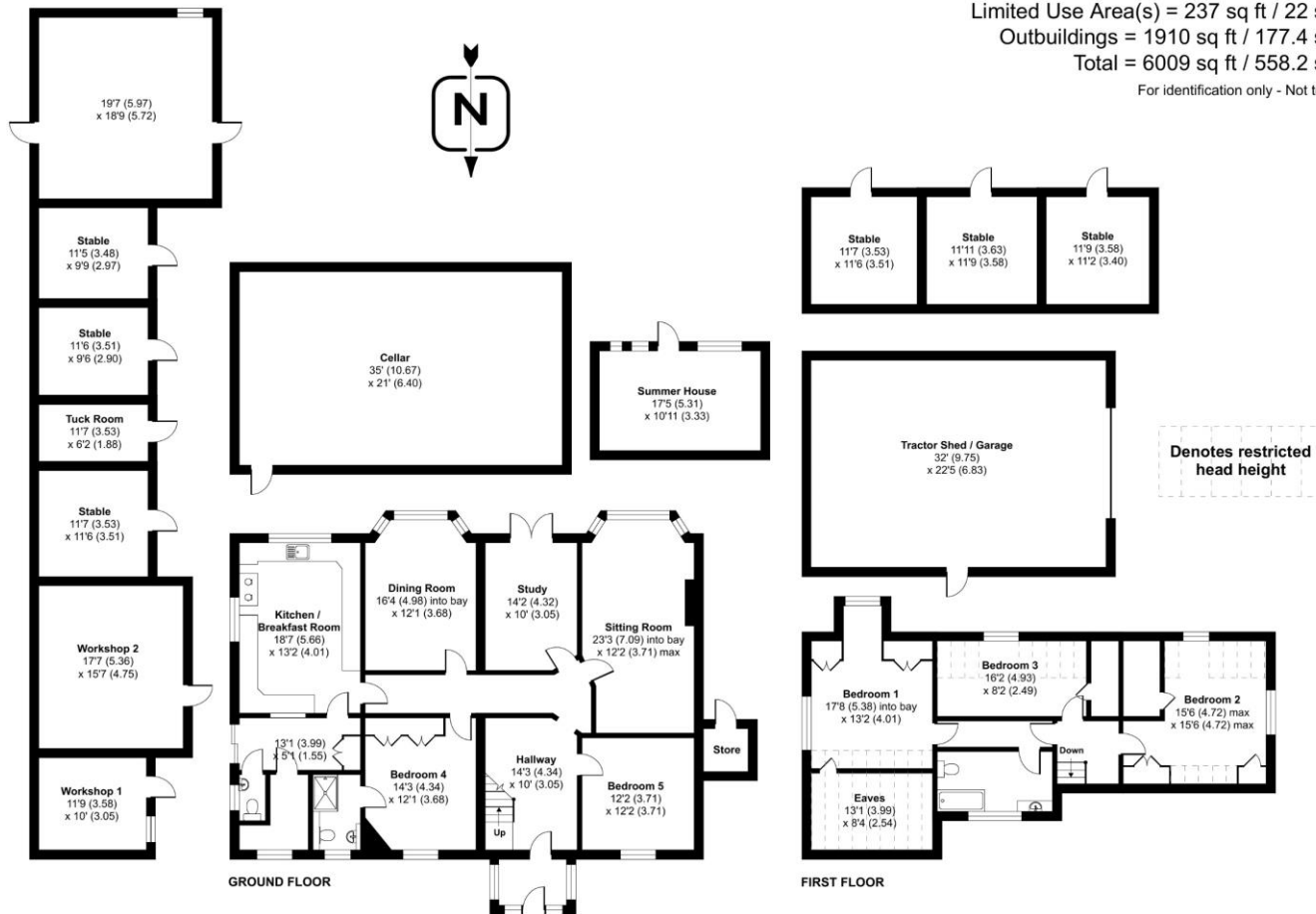
## SITUATION

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, fishmonger, greengrocer and wine merchant, 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>	
(55-68)	<b>D</b>	<b>64</b>
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	<b>34</b>
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Approximate Area = 3862 sq ft / 358.7 sq m (includes garage)  
 Limited Use Area(s) = 237 sq ft / 22 sq m  
 Outbuildings = 1910 sq ft / 177.4 sq m  
 Total = 6009 sq ft / 558.2 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). © nchecom 2022. Produced for Charters Estate Agents Limited. REF: 856756





**LOCAL AUTHORITY**

East Hampshire District Council

**GUIDE PRICE**

Asking Price £1,250,000

**TENURE**

Freehold