



Links Cottages, Tichborne Down, Alresford, Hampshire, SO24 9PA



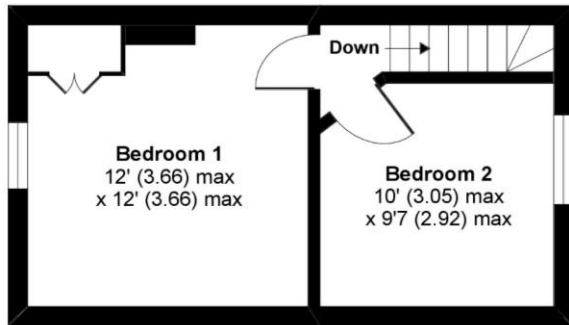
ACCOMMODATION

Characterful mid-terraced cottage sympathetically extended to the rear providing charming and contemporary accommodation throughout. The sitting room has been enhanced with wood flooring and bespoke oak cabinets fitted either side of the chimney breast with a feature woodburning stove creating a lovely focal point. A door from the sitting room leads to a delightful open-plan room which offers a modern and social feel, comprising a sitting area, a well-equipped galley style kitchen hosting an array of wall and base units, and a fantastic dining area with a lantern window and bi-folding doors leading to the garden. The family bathroom is also located on the ground floor and has recently been refurbished boasting new tiling and a traditional three-piece suite with a shower over the bath. Stairs from the sitting area offer access to the first floor where there are two well-proportioned bedrooms, with the principal bedroom benefitting from fitted storage. Externally, the property features a large rear garden which has been predominately laid with lawn with a multi-level decked terrace situated at the back of the garden providing access to the outbuilding.

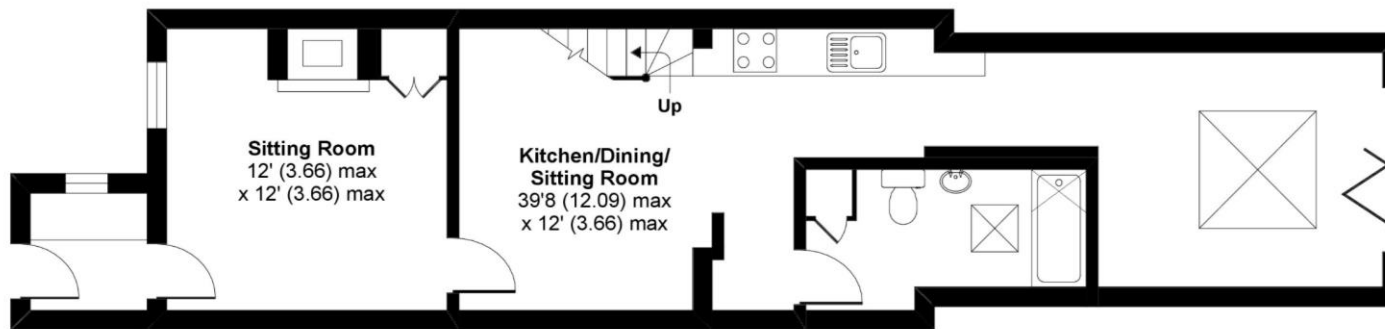
Disclaimer: Please note that these photographs were taken prior to the current tenancy and are used for illustrative purposes only.

Approximate Area = 884 sq ft / 82.1 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	62	
(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 2021. Produced for Charters Estate Agents Limited. REF: 259735



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.



SPECIFICATION

- Mid terraced character cottage
- Two well-proportioned bedrooms
- Open-plan sitting/kitchen/dining room
- Separate sitting room with woodburning stove
- Family bathroom
- Large rear garden

LOCAL AUTHORITY

Winchester City Council
Council Tax Band C

ASKING PRICE

£390,000

TENURE

Freehold