



Bighton Lane, Gundleton, Alresford, Hampshire, SO24 9SW

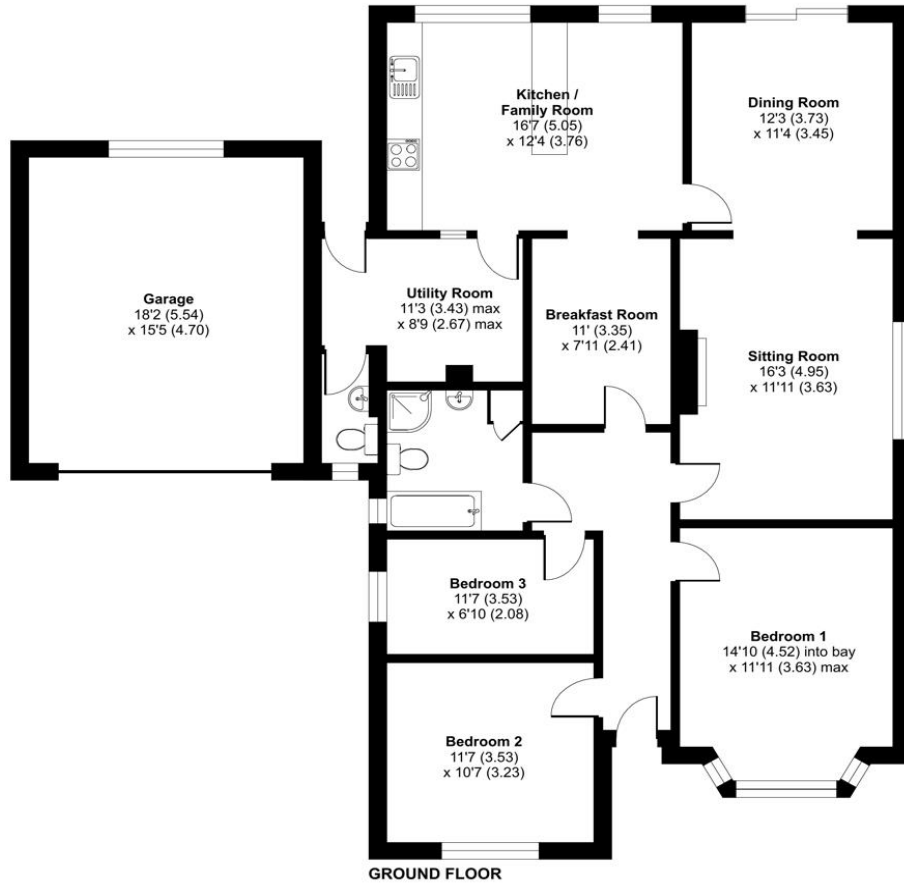


## ACCOMMODATION

Nestled within the embrace of a serene semi-rural landscape, this detached bungalow, occupies a generous plot spanning 1/3 of an acre, offering an abundance of potential. The home is ideally situated a mere 10 minutes drive from the bustling town of Alresford and presents an enticing opportunity, available for sale with the added benefit of no onward chain. Stepping through the front door, you are greeted by an inviting entrance hall, leading the way to a breakfast room that seamlessly transitions into the kitchen. The kitchen itself boasts a range of wooden storage units, complemented by expansive worktops and a matching island unit with a convenient breakfast bar. An archway gracefully opens to the dining room, where sliding doors beckon you to the garden beyond. This space seamlessly flows into the sitting room, adorned with a charming cast iron fireplace. Completing this wing of the bungalow is a utility room and cloakroom, conveniently situated off the kitchen, with an internal door providing access to the double garage. Venturing down the hallway, discover three well-appointed bedrooms and a four-piece bathroom. A hatch in the entrance hall unveils access to a spacious loft space, ripe with potential for further expansion, subject to the relevant planning permissions, or storage needs. Outside, the frontage of the property welcomes you with ample parking and a neatly manicured lawned garden. Meanwhile, the rear garden awaits, laid to lawn and adorned with mature trees, providing a tranquil backdrop to outdoor gatherings. A paved seating area adjoining the rear of the property offers the perfect spot for al fresco dining. Noteworthy are the solar panels adorning the south-facing roof slope, offering both environmental sustainability and potential cost savings. With its idyllic setting, generous proportions, and potential for further enhancement, this detached bungalow presents a rare opportunity to create your dream home in the heart of the countryside.



Approximate Area = 1350 sq ft / 125.4 sq m  
 Garage = 281 sq ft / 26.1 sq m  
 Total = 1631 sq ft / 151.5 sq m  
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		94
(81-91)	B	82	
(69-80)	C		
(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	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Charters Estate Agents Limited. REF: 1079102



## SITUATION

Gundleton is a rural hamlet located between Alresford and Ropley, in the Bighton parish surrounded by working farmland and rolling countryside. Nearby Alresford is a beautiful Georgian Town with a plethora of fine colour-washed homes and an extensive range of boutiques and shops retailing 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**

- Detached bungalow
- Expansive 1/3 acre plot
- Potential to extend (STPP)
- Tranquil semi-rural location
- Just a 10-minute drive from Alresford
- Three bedrooms
- Bathroom and cloakroom
- Generous open-plan living space
- Double garage and ample parking
- Offered with no onward chain

#### **LOCAL AUTHORITY**

Winchester City Council  
Council Tax Band: E

#### **ASKING PRICE**

£725,000

#### **TENURE**

Freehold

#### **AGENT NOTES**

Oil-fired central heating  
Private drainage, Environmental Agency  
Exemption Certificate available  
Solar panels generated £285.19 of income in the first quarter of 2023