



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



SPECIFICATION

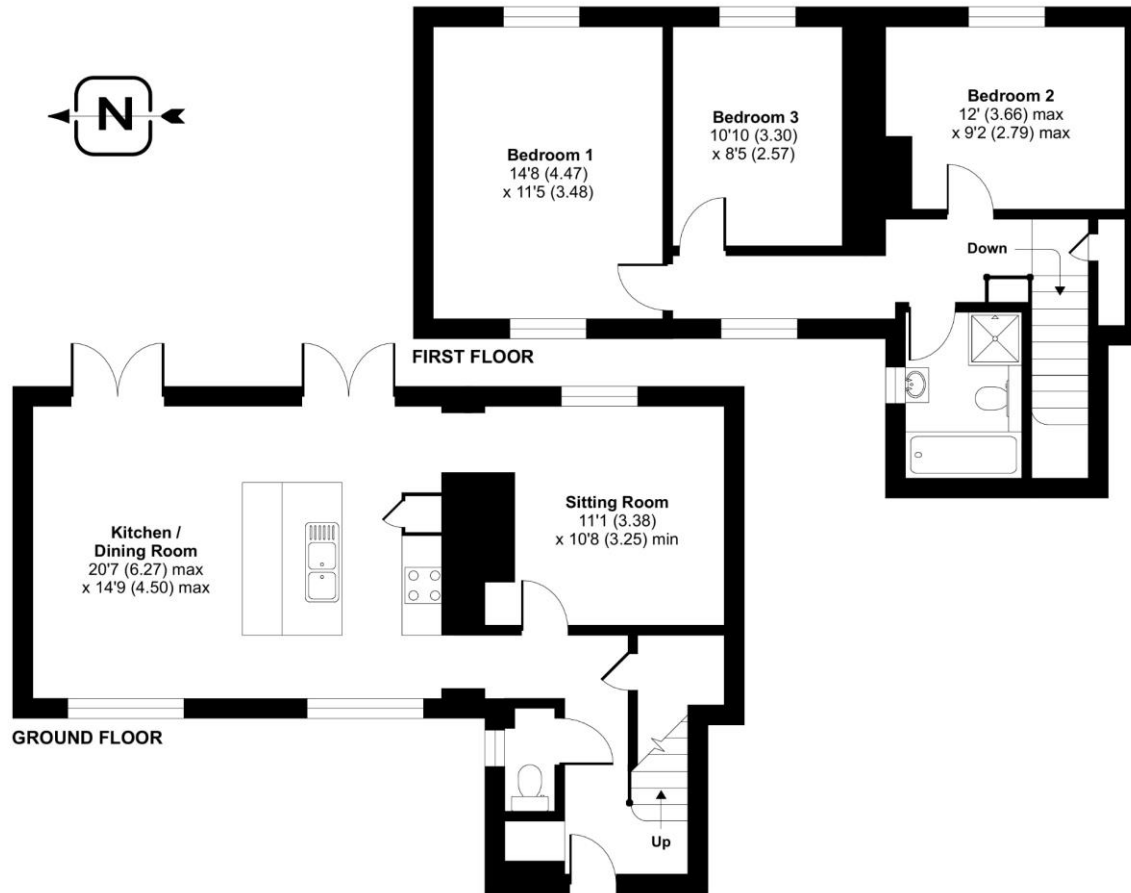
- Sought after village location
- Bespoke development
- State of the art ground source heating system
- Allocated parking
- Modern fixtures and fittings

ACCOMMODATION

Farmhouse conversion ideally situated in the sought-after village of Monkwood on the fringes of Alresford. The front door opens into a welcoming entrance hall which flows into an open plan kitchen diner. The kitchen boasts a state-of-the-art Wren kitchen offering the latest in induction hobs and high-quality integrated appliances, on from the kitchen is a separate utility room. French doors lead out onto the garden deck and patio. The ground floor accommodation also includes a sitting room/office and a cloakroom. The first floor continues to impress with three well-proportioned bedrooms served by a modern family bathroom. The private enclosed rear garden is main laid to lawn with a gate offering rear access to the property. Please note these images are from a previous marketing campaign and are for illustrative purposes only.

Approximate Area = 1180 sq ft / 109.6 sq m

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C	73	
(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 2022. Produced for Charters Estate Agents Limited. REF: 858293



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.

LOCAL AUTHORITY

East Hampshire District Council

GUIDE PRICE

£2,250 per month

Security Deposit: £2596.15 (based on advertised rental price)

Holding Deposit: £519.23 (based on advertised rental price)

Minimum Term: 12 Months

Council Tax Band: C



Your local multi-award winning agents



Disclaimer Property Details: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms' employment has the authority to make or give any representation or warranty in respect of the property.

The Old Post Office, 17 West Street, Alresford, Hampshire, SO24 9AB
alresfordlettings@chartersestateagents.co.uk

