



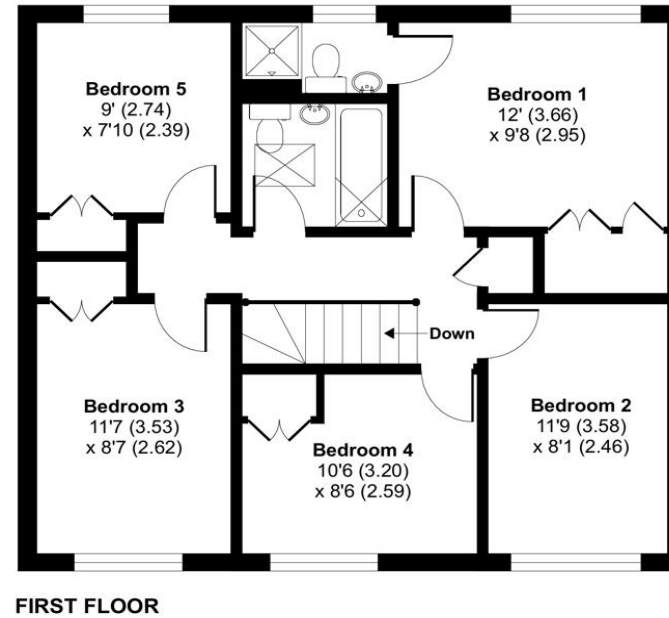
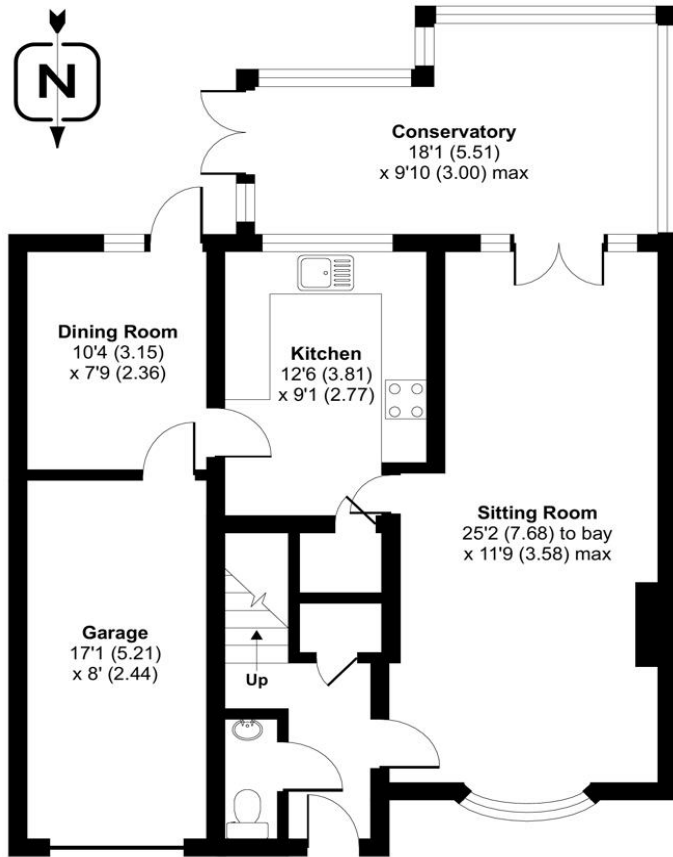
Shepherds Down, Alresford, Hampshire, SO24 9PP



ACCOMMODATION

A well-presented five-bedroom detached family home ideally situated within close proximity of Alresford town centre on a sought-after development. Upon entering through the front door, you are welcomed into an inviting entrance hall that serves as the central point of access to various parts of the house. To the right of the entrance hall, there is a spacious double-fronted sitting room. This room features ample space and is well-lit. Double doors from this room lead out into the sizable conservatory, which extends across the rear of the property, providing a comfortable space to relax and enjoy views of the rear garden. Accessed through an internal door from the sitting room, the modern fitted kitchen flows seamlessly into the dining room. The dining room features an internal door leading to the garage and there is a door that opens out to the rear garden. A handy cloakroom completes the downstairs accommodation. Moving upstairs, the property offers four double bedrooms. These spacious bedrooms provide ample room for furnishings and are complemented by built-in storage options. There is also a fifth bedroom, which could be used as a study or guest room. The bedrooms are served by a modern family bathroom. The principal bedroom features an ensuite shower room for added privacy and comfort. Externally, the private enclosed rear garden is a noteworthy feature. It includes a patio area, perfect for outdoor dining and entertaining. The majority of the garden is laid to lawn and bordered by mature plants and shrubs. A shed in the garden provides additional storage space. The property's frontage offers ample off-road parking, allowing space for two vehicles. There is also a front lawn area that adds to the curb appeal of the house.

Approximate Area = 1478 sq ft / 137.3 sq m
 Garage = 136 sq ft / 12.6 sq m
 Total = 1614 sq ft / 149.9 sq m
 For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D	61	
(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). © n/checon 2023. Produced for Charters Estate Agents Limited. REF: 954829



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, fishmongers, greengrocers and wine merchants, 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

- Sought after development
- Easy access to Alresford town centre
- Well-presented throughout
- Four double bedrooms
- Fifth bedroom/study
- Off-road parking and garage

LOCAL AUTHORITY

Winchester City Council
Council Tax Band: F

ASKING PRICE

£700,000

TENURE

Freehold