



Thornton Close, Alesford, Hampshire, SO24 9FE



## SPECIFICATION

- Four-bedroom townhouse
- Kitchen/breakfast room
- Three bathrooms
- Landscaped garden
- Garage and parking
- Available May 2024

## ACCOMMODATION

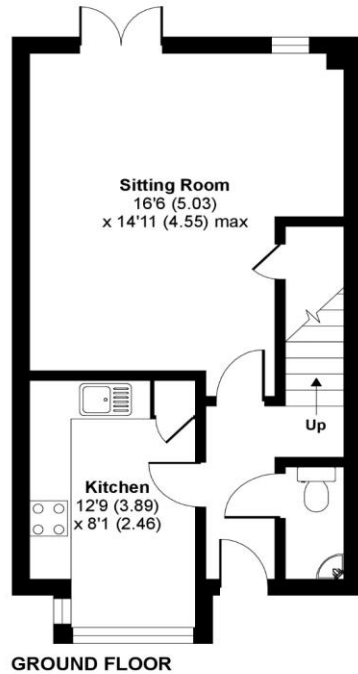
Presented to a high standard throughout including a modern kitchen, this beautiful four-bedroom townhouse is likely to appeal to many. The entrance hall is both bright and welcoming, featuring a downstairs cloakroom, leading you to the impressive modern kitchen/breakfast room with a box window to the front. The tasteful sitting room lies to the rear of the house with French doors leading out onto the landscaped rear garden. On the first floor are three bedrooms, two of which are comfortable doubles and a family bathroom. Occupying the entirety of the second floor is the principal suite with a spacious bedroom, dressing/wardrobe area and a refitted en-suite shower room. Externally, the rear garden has been landscaped and is divided into three tiers with rear gated access. A single garage in an adjacent block and parking space in front completes the accommodation on offer.

Disclaimer: Photos taken prior to the current tenancy and are for illustrative purposes only

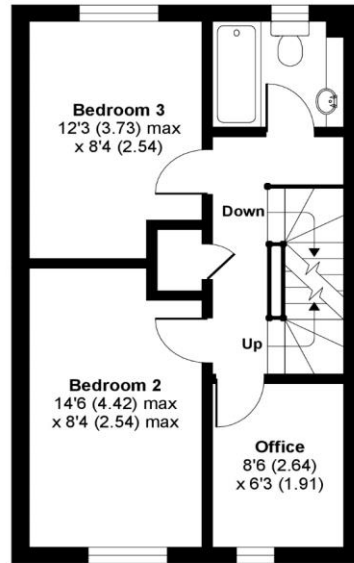


Approximate Area = 1159 sq ft / 107.6 sq m (excludes carport)  
 Limited Use Area(s) = 40 sq ft / 3.7 sq m  
 Total = 1199 sq ft / 111.3 sq m  
 For identification only - Not to scale

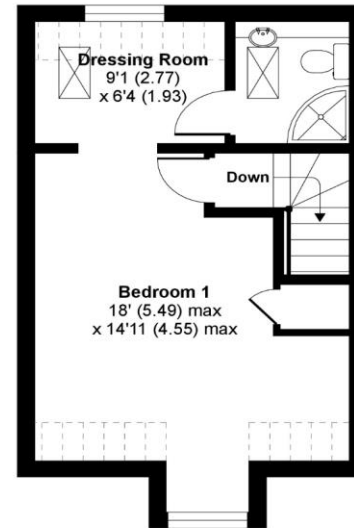
Denotes restricted head height



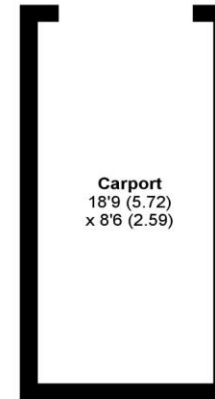
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Carport  
18'9" (5.72)  
x 8'6" (2.59)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		89
(69-80)	C	79	
(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	

**GUIDE PRICE**

£1,650 per month

**DEPOSIT**

Security Deposit: £ 1,903.84  
*(based on advertised rental price)*  
 Holding Deposit: £380.76  
*(based on advertised rental price)*

**MINIMUM TERM**

12 Months

**LOCAL AUTHORITY**

Winchester City Council  
 Council Tax Band: E



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: 746687



**SITUATION**

Alresford exudes the timeless charm of a Georgian town, boasting a collection of picturesque, colour-washed houses that enchant visitors at every turn. Renowned not only for its scenic beauty but also for its diverse shopping experiences, Alresford offers a delightful array of options catering to various needs and tastes. From traditional establishments such as butchers, fishmongers, greengrocers, and wine merchants to modern conveniences like two well-stocked convenience stores, the town ensures residents and visitors alike can easily procure essential items. Moreover, Alresford's appeal extends beyond mere necessities, inviting exploration of its vibrant antiques and fine art scene, designer boutiques featuring exquisite furnishings and clothing, as well as charming shops offering an array of gifts and crafts. The heart of Alresford pulsates with a lively café culture, with numerous quaint eateries, pubs, hotels, and restaurants beckoning patrons to indulge in culinary delights. Catering to everyday needs, the town also hosts essential services such as banks, pharmacies, and various other outlets, ensuring convenience is always within reach. Adding to its allure, Alresford enjoys proximity to Alton and Winchester, which offer a further expanding the spectrum of local amenities and leisure pursuits and direct commuter links to London.



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**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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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