



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

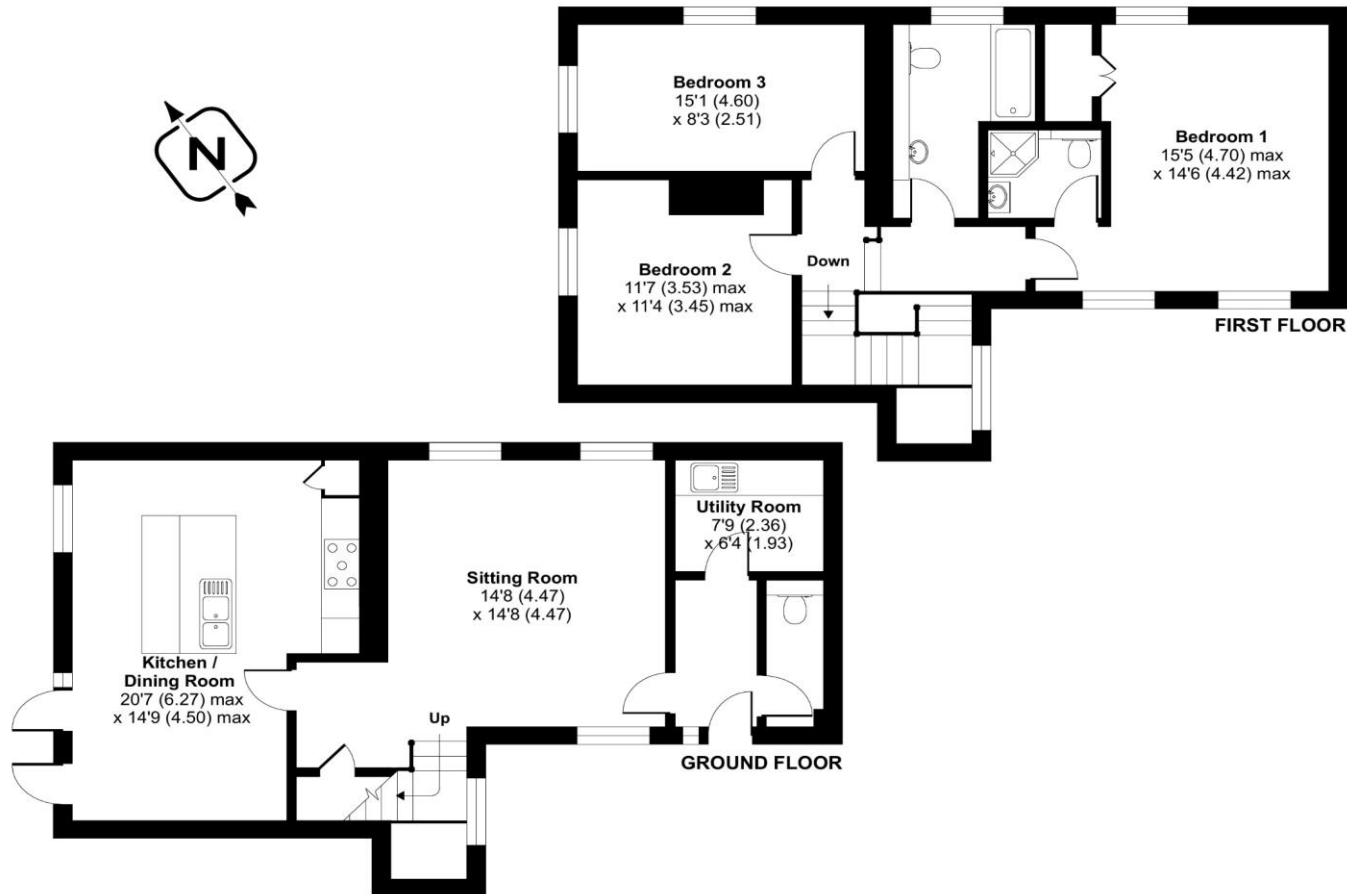


## ACCOMMODATION

A stunning three-bedroom, two-bathroom, farmhouse conversion ideally situated in the sought-after village of Monkwood on the fringes of Alresford and forms part of an exclusive bespoke development. The properties, which have been finished to a high standard throughout, boast a range of modern integrated features. They are also very environmentally friendly being heated via state-of-the-art ground source heating systems and the drainage is via a sewage treatment plant. These super low maintenance properties would perfectly suit those wishing to work from home and seeking a rural location as they include fibre optic broadband with wi-fi repeaters installed in every room. The front door opens to a welcoming entrance hall with a utility room directly ahead and a downstairs cloakroom to the right. The door to the left leads into a spacious sitting room which flows into an open-plan kitchen/dining room which is very much the heart of the home and offers the ideal space for entertaining. The kitchen boasts a state-of-the-art Wren kitchen offering the latest 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 areas, perfect spaces for alfresco dining. The first floor continues to impress with three well-proportioned bedrooms served by a modern family bathroom, the principal bedroom benefits from an en-suite bathroom and built-in storage. The private enclosed rear garden is mainly laid to lawn with solid walls to either side, two patios and a gravelled area including a wooden shed offering ideal additional storage.

Approximate Area = 1452 sq ft / 134.8 sq m

For identification only - Not to scale



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: 858296



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C	74	
(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	

### SPECIFICATION

- Sought-after village location
- Bespoke development
- Three bedrooms
- Two bathrooms
- Utility room
- State of the art ground source heating system
- Allocated parking
- Fibre optic broadband

### GUIDE PRICE

£2,250 per month

### DEPOSIT

Security Deposit: £2,596.15

Holding Deposit: £519.23

(Based on the current advertised rental)

### MINIMUM TERM

12 Months

### LOCAL AUTHORITY

East Hampshire

Council Tax Band: E

### 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.



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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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