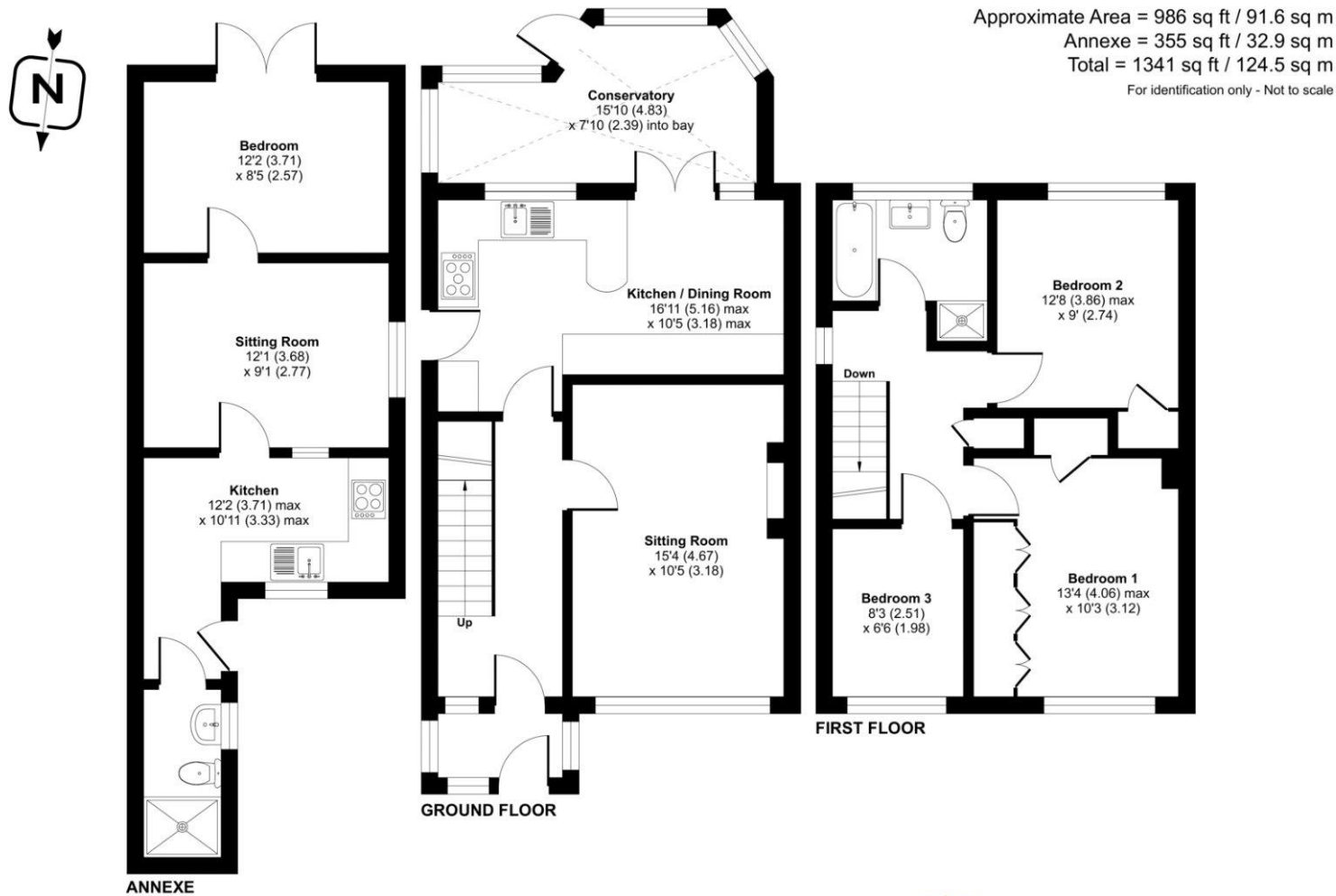






ACCOMMODATION

An exciting opportunity to secure a charming three-bedroom semi-detached home along with a detached one-bedroom annexe, each on separate titles with independent utilities—all within close reach of Alresford town centre. Upon entering the main house, you're welcomed through a porch into a spacious entrance hall. To the right, a generous sitting room features a log-burning stove as an attractive focal point. The hall extends to an open-plan kitchen and dining area, complete with base and eye-level units and modern appliances. A side door provides an alternative entrance, while double doors lead from the kitchen to a conservatory, opening out to the rear garden. The first-floor accommodation includes three well-proportioned bedrooms, all benefiting from ample built-in storage, and a modern family bathroom with both a separate shower and bathtub. The private, enclosed rear garden boasts a sunny southern aspect, with a patio area perfect for summer BBQs, steps leading to a lawn with mature borders, and a garden shed for additional storage. The detached annexe offers a comfortable sitting room, a modern kitchen, a double bedroom with double doors that open to a private courtyard garden, and a shower room. The front of the property provides ample off-road parking for both the main house and the annexe, making this a rare and versatile find near Alresford.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C	72	
(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	



Scan the QR code to find out more information about this property.

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



SPECIFICATION

- Separate one bedroom annexe
- Three bedroom semi-detached house
- Easy access into central Alresford
- Well-presented living accommodation
- Separate utilities between main house and annexe
- Good built in storage
- Sunny southern aspect
- Ample off road parking
- Potential rental income from annexe of £1,100pcm

LOCAL AUTHORITY

Winchester City Council
Council Tax Band D

ASKING PRICE £585,000

TENURE

Freehold