







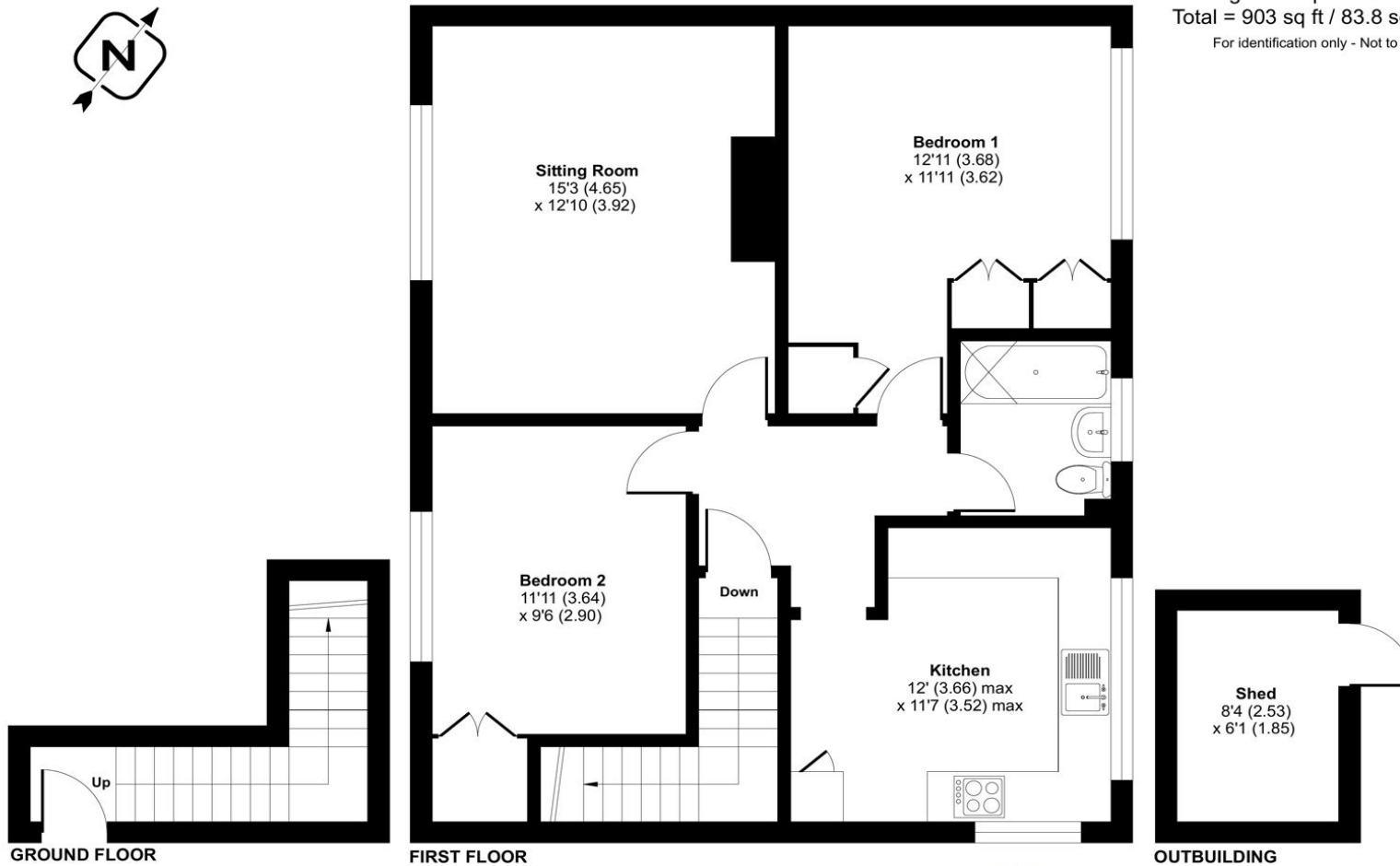
## ACCOMMODATION

This beautifully presented first-floor maisonette, conveniently located on the outskirts of Alresford, offers a private rear garden and spacious living accommodation. Accessed via its own private entrance, the property features an entrance hall with stairs leading to a landing. The well-proportioned layout internally includes a generous sitting room, two sizeable double bedrooms with ample built-in storage, and a stylish kitchen/dining room fitted with a range of base and eye-level units, along with space for free-standing appliances. A modern family bathroom serves the property, and additional storage is available in the loft.

The private, enclosed rear garden is a standout feature, boasting a well-maintained lawn with a brick built shed, ideal for providing additional secure storage. Ample communal parking is available nearby, ensuring convenience for residents.



Approximate Area = 853 sq ft / 79.2 sq m  
Outbuilding = 50 sq ft / 4.6 sq m  
Total = 903 sq ft / 83.8 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	72	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	



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

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2025. Produced for Charters Estate Agents Limited. REF: 1251982

### SITUATION

The nearby centre of Alresford is a beautiful Georgian town with an extensive range of boutiques and specialist shops, together with a thriving café culture and a host of pubs, hotels and restaurants. The town is home to the famous Watercress Line which is a railway with an almost unbeatable view. Being pretty historic, the railway runs through 10 miles of beautiful Hampshire countryside, adjacent to the South Downs National Park. There are mainline stations at Alton, Winchester and Basingstoke, together with good access to the M3 and A3 both of which offer direct routes to London.





#### **SPECIFICATION**

- Beautifully presented first floor maisonette
- Private entrance
- Two double bedrooms
- Recently updated bathroom and kitchen
- New boiler installed in 2023
- Private Garden

#### **LOCAL AUTHORITY**

Winchester City Council

Council Tax Band B

**ASKING PRICE £255,000**

#### **TENURE**

Leasehold – length of lease 125 years

No of years remaining – 88

Annual ground rent - £10

Annual service charge - £250