



South Road, Alresford, Hampshire, SO24 9HR

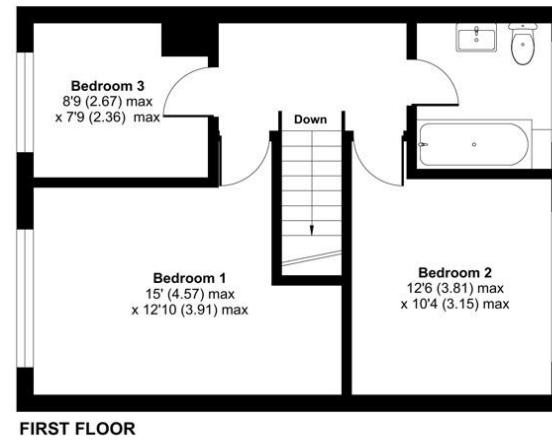
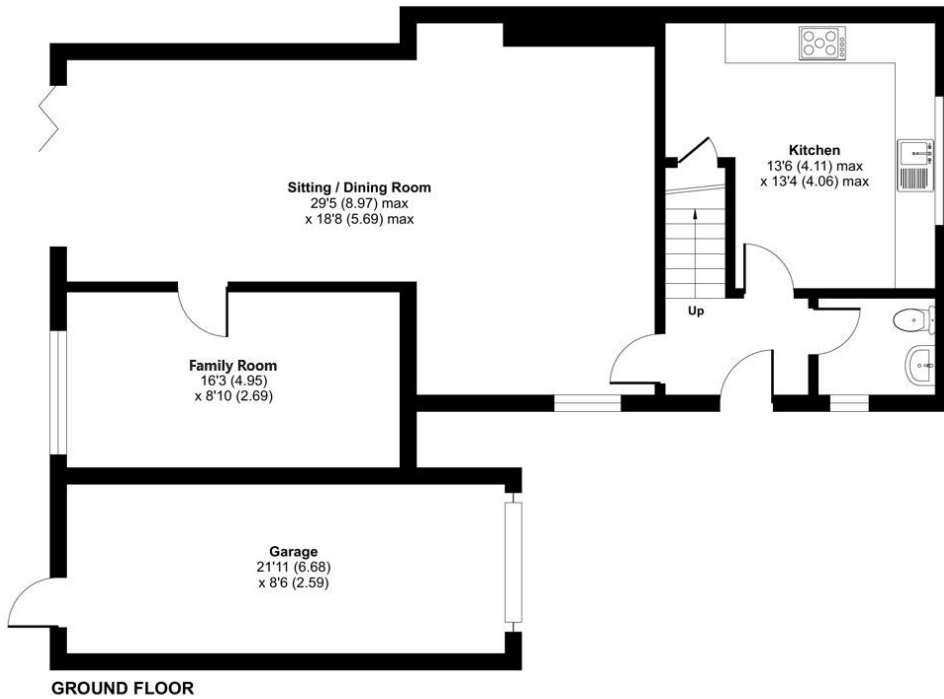


ACCOMMODATION

Exceptionally situated within a short walk from Perins School and the vibrant heart of Alresford, this perfect family residence has been thoughtfully expanded and tastefully adorned throughout. The ground level features a convenient downstairs cloakroom, a contemporary well-equipped kitchen, an impressive open-plan sitting and dining area with skylights, and bifold doors leading to the rear garden. Additionally, there is a separate study or family room with its own skylight, which could be utilized as a further guest bedroom. The first floor accommodates two generously sized double bedrooms, an additional single bedroom, and a modern family bathroom. The property's frontage offers ample driveway parking and includes a single garage with a rear workshop area. The private enclosed rear garden boasts a patio and raised decking, providing an ideal setting for outdoor dining.



Approximate Area = 1323 sq ft / 122.9 sq m
 Garage = 186 sq ft / 17.2 sq m
 Total = 1509 sq ft / 140.1 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	82
(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	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2023. Produced for Charters Estate Agents Limited. REF: 1043229



SITUATION

Alresford is a beautiful Georgian town sporting a plethora of fine colour-washed homes. An extensive range of boutiques, galleries and specialist shops retailing such items as antiques, gifts, food and clothing. The centre sees also a thriving café culture supported by a host of eateries, pubs, hotels and restaurants. The area offers a wide range of popular and well-regarded independent and state schools. Such as Princes Mead and Pilgrims School, Winchester College and St Swithuns for girls. Nearby Perins is very well-regarded and has achieved national acclaim for its Arts and Sporting achievements. Good local sixth form education includes one of the UKs top colleges, Peter Symonds.



SPECIFICATION

- Close proximity to the centre of Alresford
- Open plan living
- Modern Fitted kitchen
- Three-bedroom family home
- Semi-detached
- Garage, separate workshop and driveway parking
- Private enclosed garden

LOCAL AUTHORITY

Winchester City Council
Council Tax Band: D

GUIDE PRICE

Asking Price £550,000

TENURE

Freehold