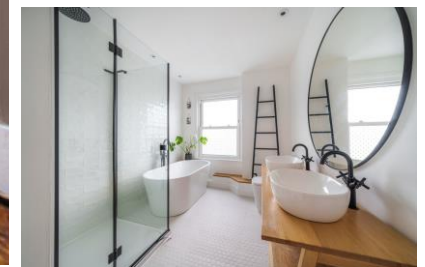




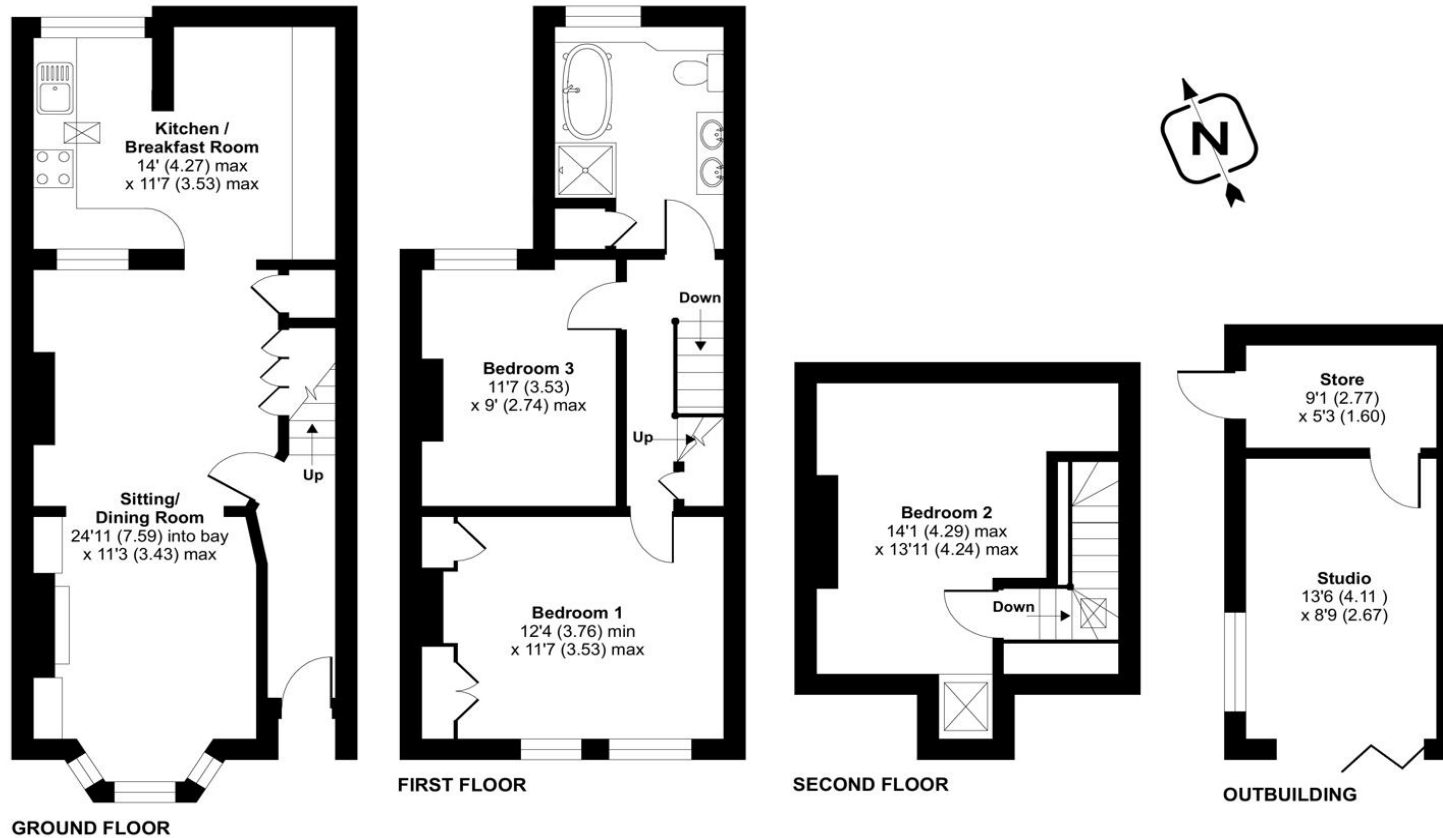
Alresford Road, Winchester, Hampshire, SO23 0HG



ACCOMMODATION

Superb three-bedroom family home, immaculately presented, sat in an elevated position, enjoying the benefit of a wonderful home office in the garden, and both allocated and permit parking. Set back from the road with a long garden to the front, a welcoming entrance allow access into this splendid property. The ground floor features a sitting room and dining room which have been opened up together to offer two open plan reception rooms, with an open fire. This in turn leads through to the kitchen breakfast area, which has been extended in recent years, and now enjoys a delightful range of matching units with grey worktops over, as well as views of the rear garden beyond. On the first floor, the principal bedroom benefits from painted floorboards, shutter blinds at the windows and wardrobes fitted either side of the chimney breast. Bedrooms two and three are also an excellent size, both enjoy far reaching views to the rear out over the garden. The family bathroom has been recently refitted and now enjoys a freestanding egg-shaped bath, walk in shower cubicle, and a pair of freestanding basins set onto a specially designed dresser. Outside, the rear garden features a paved terrace, with ample room for a large garden table and chairs, there is a long lawn beyond and a path leads down to a beautifully presented and insulated home office, with attractive bifold doors. There is heating and power, and a door leads into a further garden store area, also accessed via a separate door to the rear of the building. From here, there is a secure gate leading to a rear parking area where there is off road parking for two cars, in addition to street permit parking.

Approximate Area = 1106 sq ft / 102.7 sq m
 Studio / Store = 168 sq ft / 15.6 sq m
 Total = 1274 sq ft / 118.3 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		79
(55-68)	D	62	
(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). © n/cheom 2023. Produced for Charters Estate Agents Limited. REF: 1047422



SITUATION

A desirable location and a perfectly situated property, allowing for either a short walk to the mainline railway station (offering express links to London Waterloo within the hour) or equally a convenient short walk to the bustling high street and wealth of city amenities. There is also a comprehensive bus service within the city and the surrounding areas. The area also offers a selection of first-class schooling for all ages and further convenient commuter links with the M3, A34 and M27 network.



SPECIFICATION

- Extended family home with far reaching views to the rear
- Open plan sitting room / dining room
- Beautiful kitchen/breakfast room with views of the rear garden
- Three double bedrooms
- Superb refitted family bathroom with freestanding bath
- Private rear garden with terrace and lawned area
- Insulated home office with bifold doors and garden store
- Allocated parking and additional permit parking

LOCAL AUTHORITY

Winchester City Council
Council Tax Band: D

GUIDE PRICE

Asking Price £695,000

TENURE

Freehold