









## 29 Watercress Meadow, Alresford, Hampshire, SO24 9QG

*Stunning and deceptively spacious residence, strategically positioned in close proximity to Alresford town centre. The property has been tastefully renovated and extended with the thoughtful design enhancing the overall functionality and comfort.*



- Easy access to Alresford centre
- Beautifully presented throughout
- Modern open-plan kitchen / dining room • Three bedrooms
  - External office/studio • Versatile living accommodation
  - Stunning views • Off road parking
  - South-westerly facing garden

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## ACCOMMODATION

Stunning and deceptively spacious residence, strategically positioned in close proximity to Alresford town centre. The property has been tastefully renovated and extended with the thoughtful design enhancing the overall functionality and comfort. The front door opens into a welcoming entrance hall, with stairs to the first floor and access to the impressive ground floor accommodation. This property unveils a modern open-plan living space, featuring a beautifully refitted kitchen equipped with modern integrated appliances, alongside a generously sized kitchen island, ideal for entertaining family and friends. To the rear of the house is a spacious sitting room, with French doors leading to the enclosed garden; a wood burner in the corner of the room provides an attractive focal point. Ascending to the first floor, the property continues to impress with two spacious double bedrooms, and single bedroom that are all serviced by a modern family bathroom. The residence boasts a private enclosed rear garden, with multiple areas for seating and a low-maintenance artificial lawn. The garden is complemented by an external studio/office and storage space. Additionally, residents enjoy exclusive access to a field at the rear, accessible only to the homeowners of Watercress Meadow. Off road parking can be found to the front of the property. This home effortlessly blends practicality with modern aesthetics, offering a delightful living experience.




## SITUATION

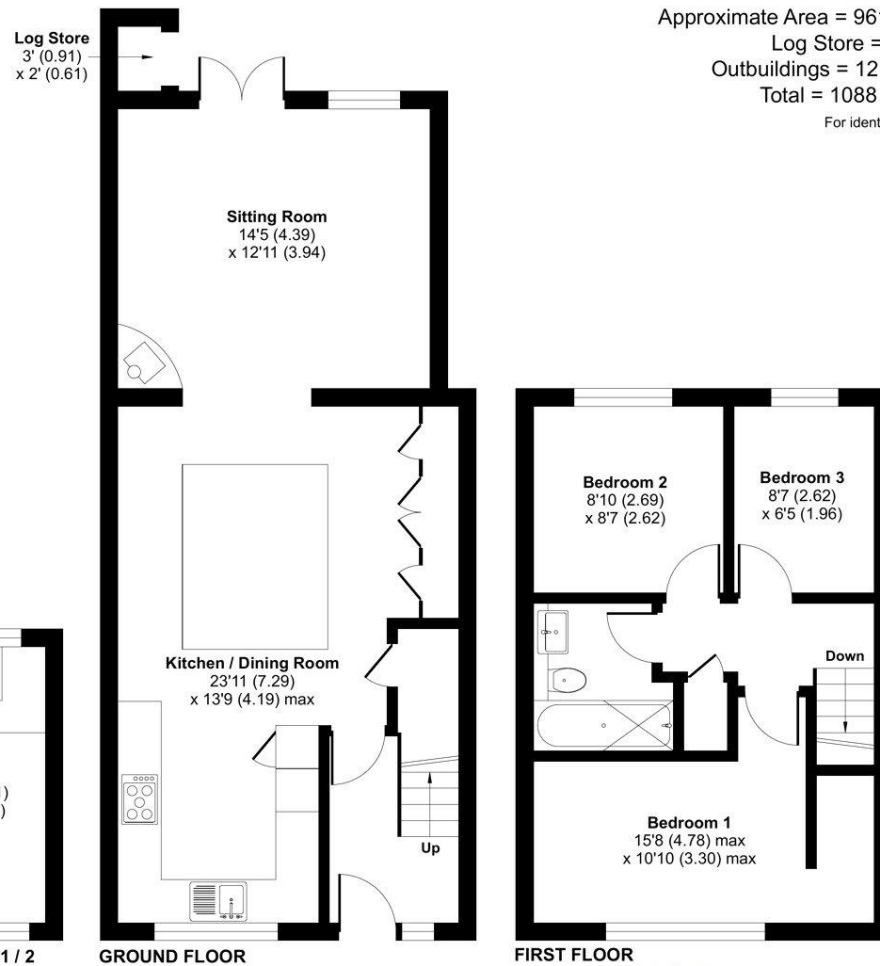
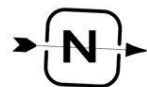
Alresford is a beautiful Georgian Town of fine colour-washed houses and a place to shop not only for food and wine and other necessities from traditional butchers, fishmonger, greengrocer and wine merchant, along with two convenience stores, but also for antiques and fine art, designer furnishings and clothes, gifts and crafts. The centre also sees a thriving cafe culture supported by a host of eateries, pubs, hotels and restaurants







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	<b>86</b>
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	<b>71</b>
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Approximate Area = 961 sq ft / 89.2 sq m  
 Log Store = 6 sq ft / 0.5 sq m  
 Outbuildings = 121 sq ft / 11.2 sq m  
 Total = 1088 sq ft / 100.9 sq m

For identification only - Not to scale

OUTBUILDING 1 / 2

GROUND FLOOR

FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2024. Produced for Charters Estate Agents Limited. REF: 1071153







**LOCAL AUTHORITY**

Winchester City Council  
Council Tax Band C

**GUIDE PRICE**

Asking Price £450,000

**TENURE**

Freehold

Estate Management charge £26.13pcm

*These details are to be confirmed by the vendor's solicitor and must be verified by a buyer's solicitor.*