



Arle Gardens, Alresford, Hampshire, SO24 9BA

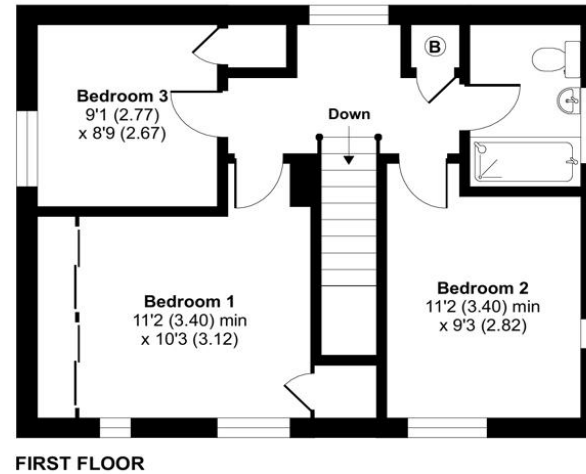
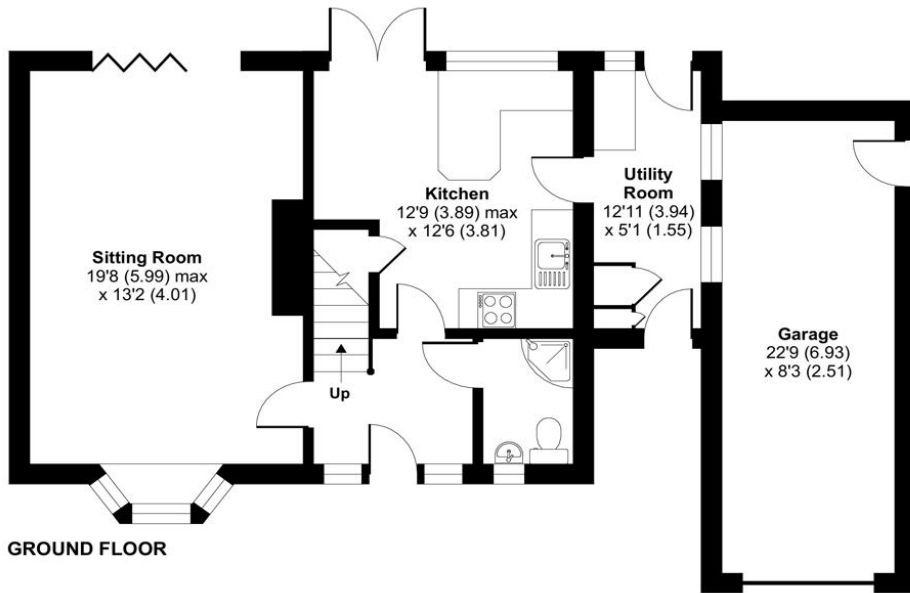


ACCOMMODATION

This impeccably presented three-bedroom detached house that was substantially refurbished in December 2021 with a new boiler, log burner, double glazing and new doors enjoys an enviable position just a stone's throw away from Alresford town centre, offering elevated views of the picturesque countryside. Upon entry through the front door via the oak beam porch, a welcoming entrance hall unfolds, leading left into a generously sized sitting room adorned with a captivating wood burner that serves as a focal point. The room seamlessly connects to the rear garden through bifold doors, enhancing the indoor-outdoor flow. Straight ahead from the entrance lies a spacious modern kitchen/breakfast room, equipped with abundant built-in base and eye-level cupboards and integrated appliances, including a convenient breakfast bar, and direct access to the rear garden. Adjacent to the kitchen is a utility room, which also offers access to the garden and serves as an alternative entrance to the property. Completing the ground floor is a contemporary shower room, adding practicality to the layout. Upstairs, the property continues to impress with three well-proportioned bedrooms boasting breathtaking views and ample built-in storage. These bedrooms are serviced by a modern family bathroom, ensuring comfort and convenience. Outside, the property boasts a private, enclosed south-facing rear garden, featuring a decked area perfect for hosting summer BBQs, complemented by an enclosed Tiki Hut—an inviting space to relish the garden year-round. The majority of the garden is beautifully laid to lawn, surrounded by mature borders, and an arbour provides a peaceful retreat with a swing seat. The frontage offers off-road driveway parking and access to the garage.

Approximate Area = 1317 sq ft / 122.3 sq m (includes garage)

For identification only - Not to scale



| Energy Efficiency Rating | | |
|--|---------|-------------------------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92+) | | |
| A | | |
| (81-91) | | |
| B | | |
| (69-80) | | |
| C | | |
| (55-68) | | |
| D | | |
| (39-54) | | |
| E | | |
| (21-38) | | |
| F | | |
| (1-20) | | |
| G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| 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). © nlcocom 2023. Produced for Charters Estate Agents Limited. REF: 1062360



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. Several banks, pharmacies and other outlets meet day to day needs. With thousands of people - both young and old - visiting every year, 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. The neighbouring market towns of Alton and Petersfield increase the range of local amenities and leisure pursuits available, both with Waitrose stores.



SPECIFICATION

- Sought after location
- Easy access to Alresford centre
- Elevated position
- Sweeping views
- Modern fixtures and fittings
- Separate bathroom and shower room
- Good built-in storage
- Utility room
- Three well-proportioned bedrooms
- Extended garage, driveway parking and electric vehicle charging
- Planning permission for a two-storey side extension (21/01272/HOU)

LOCAL AUTHORITY

Winchester City Council
Council Tax Band: E

GUIDE PRICE

Asking Price £600,000

TENURE

Freehold