



Bridge Road, Alresford, Hampshire, SO24 9HW

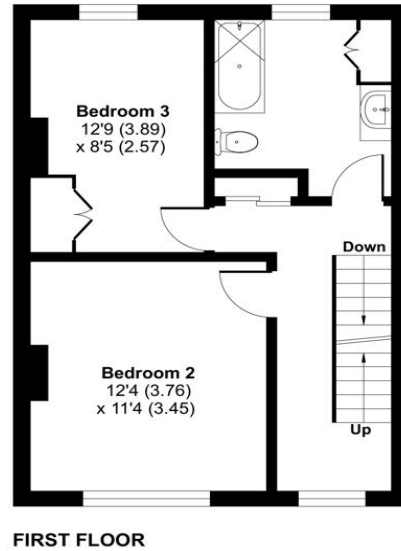
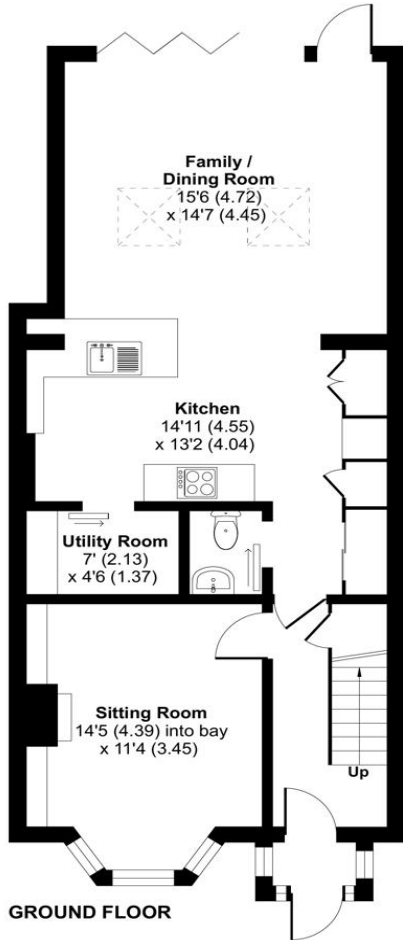


SPECIFICATION

- Characterful period home
- Immaculately presented throughout
- Stunning kitchen/dining room extension
- Light and airy loft conversion
- Ample space for families and entertaining
- Attractive garden
- Bike shed/log store

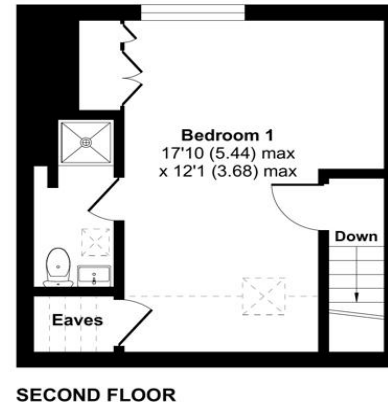
ACCOMMODATION

This stunning three-bedroom period residence showcases impeccable presentation from start to finish. Located on Bridge Road, a highly sought-after address, it's just a leisurely 10-minute stroll from the heart of Alresford. Upon entering, you'll discover a foyer that houses an understairs closet and a staircase leading to the upper floor. To the left, there's a sitting room, with an inviting open fireplace. The heart of this home is the open-plan kitchen/dining room extension. The kitchen features a range of storage cabinets and quartz countertops, complemented by integrated appliances and a convenient breakfast bar. This culinary haven effortlessly flows into the expansive family room, providing versatile living space. Natural light bathes this space, streaming in through two generous rooflights, and the wide bifold doors create a seamless connection to the garden. As you ascend to the first floor, a linen closet awaits on the landing. This level accommodates two spacious bedrooms and a remodelled bathroom adorned with a white suite. Additionally, there's a storage closet and a contemporary wall-mounted combi boiler. The converted loft space features built-in wardrobes, convenient eaves storage, and an ensuite shower room. From the family room, the bifold doors open onto the garden, complete with electric lighting. The outdoor space comprises a paved seating area adjacent to the house, an elongated lawn and a garden shed. For added convenience, there is a rear access gate leading to a pathway for the easy removal of bins.



Approximate Area = 1411 sq ft / 131 sq m
 Limited Use Area(s) = 41 sq ft / 3.8 sq m
 Outbuildings = 83 sq ft / 7.7 sq m
 Total = 1535 sq ft / 142.6 sq m
 For identification only - Not to scale

Denotes restricted head height



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	75	83
(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 Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Charters Estate Agents Limited. REF: 1094788



SITUATION

Alresford is a beautiful Georgian Town with a plethora of fine colour-washed homes and an extensive range of shops retailing items such as design home interiors, gifts, crafts, food and wine. There is also a thriving café culture supported by a host of eateries, pubs and hotels, together with convenience stores. There are also traditional butchers, fishmongers, fruit and veg stores. Numerous banks, pharmacies, health and beauty, pet shop and dry cleaners make day to day living hassle-free whilst more comprehensive facilities are available in the nearby Cathedral City of Winchester.

LOCAL AUTHORITY

Winchester City Council
 Council Tax Band D
 Minimum Term 12 Months

£2,000 PER MONTH

Security Deposit £2307.69 (based on advertised rental price)
 Holding Deposit £461.54 (based on advertised rental price)



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