



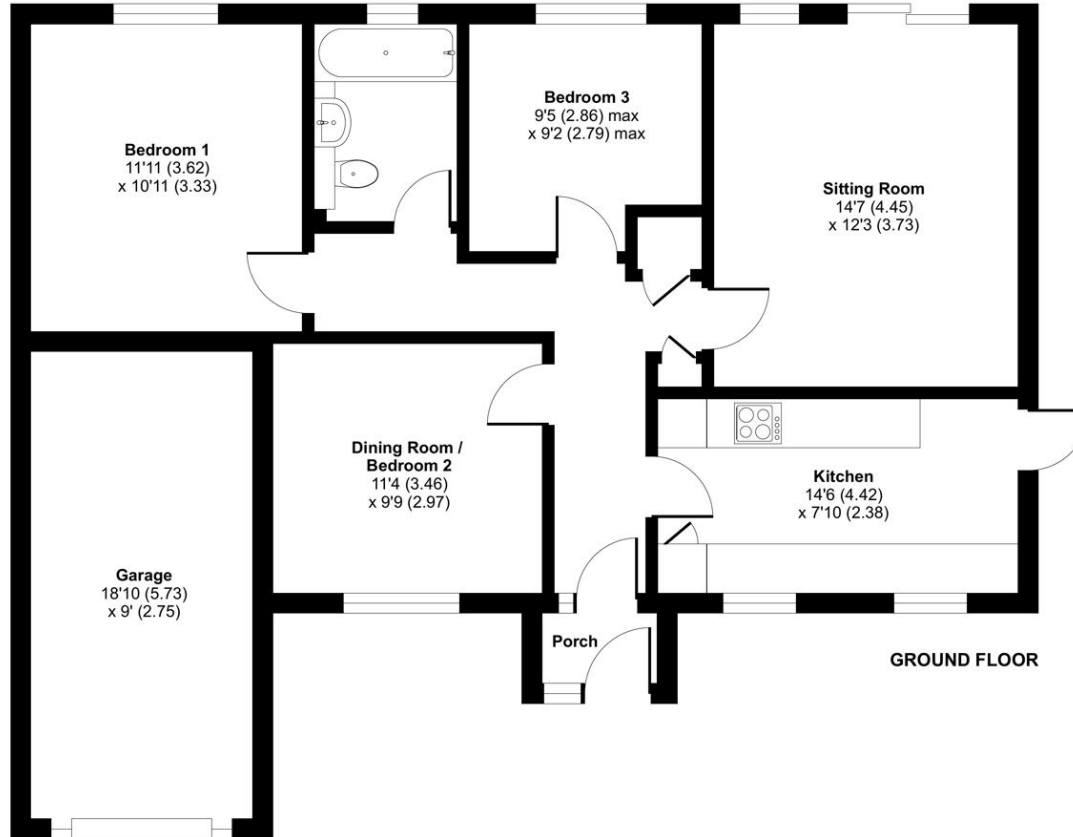


## ACCOMMODATION

Ideally located in the sought-after town of Alresford, this charming three-bedroom semi-detached bungalow offers convenient access to local amenities, shops, and nearby Winchester. The property features a generously sized sitting room with direct access to the garden, creating a bright and inviting living space. The well-equipped kitchen/dining area includes a range of fitted units, along with a built-in oven and hob. There are three well-proportioned bedrooms and a modern family bathroom, complete with a panelled bath, shower, basin, and W.C. Additional highlights include gas central heating, off-road parking, an internal garage, and a neatly presented front garden. To the rear, a delightful south-facing garden provides a peaceful and private outdoor retreat. Offered with no onward chain, this fantastic property presents an excellent opportunity for comfortable and convenient living.



Approximate Area = 823 sq ft / 76.4 sq m  
Garage = 168 sq ft / 15.6 sq m  
Total = 991 sq ft / 92 sq m  
For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(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	



Scan the QR code to find out more information about this property.

## SITUATION

Alresford is a beautiful Georgian Town sporting a plethora of fine colour-washed homes and an extensive range of boutiques and specialist shops retail such items as food, gifts, clothing, and antiques, together with convenience stores and banks. The centre sees also a thriving café culture supported by a host of eateries, pubs, hotels and restaurants. Close by and steeped in history, Winchester is England's ancient capital city and former seat of King Alfred the Great. This bustling city seamlessly combines grand old architecture with 21st Century art, sculpture and world-class attractions which includes the magnificent Cathedral. With award-winning pubs and restaurants and a plethora of boutique shops and café bars, there is so much to enjoy in this city. There is a cultural programme throughout the year which includes top literary festivals, exhibitions and theatre productions. Winchester boasts some of the best schools in the county and is home to Winchester University and Winchester College - the oldest public school in the United Kingdom. All this is within easy reach of London, a choice of international airports and the beaches of the south coast as well as the natural beauty of the New Forest and the rolling countryside of the South Downs National Park. And of course, if you love golf, one of the best courses in the county is on your doorstep.

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Charlers Estate Agents Limited. REF: 1258147





### **SPECIFICATION**

- Prime location & no onward chain
- Spacious living areas
- Three well-proportioned bedrooms
- Modern family bathroom
- South-facing rear garden
- Off-road parking and garage

### **LOCAL AUTHORITY**

Winchester City Council  
Council Tax Band D

**ASKING PRICE £545,000**

### **TENURE**

Freehold