





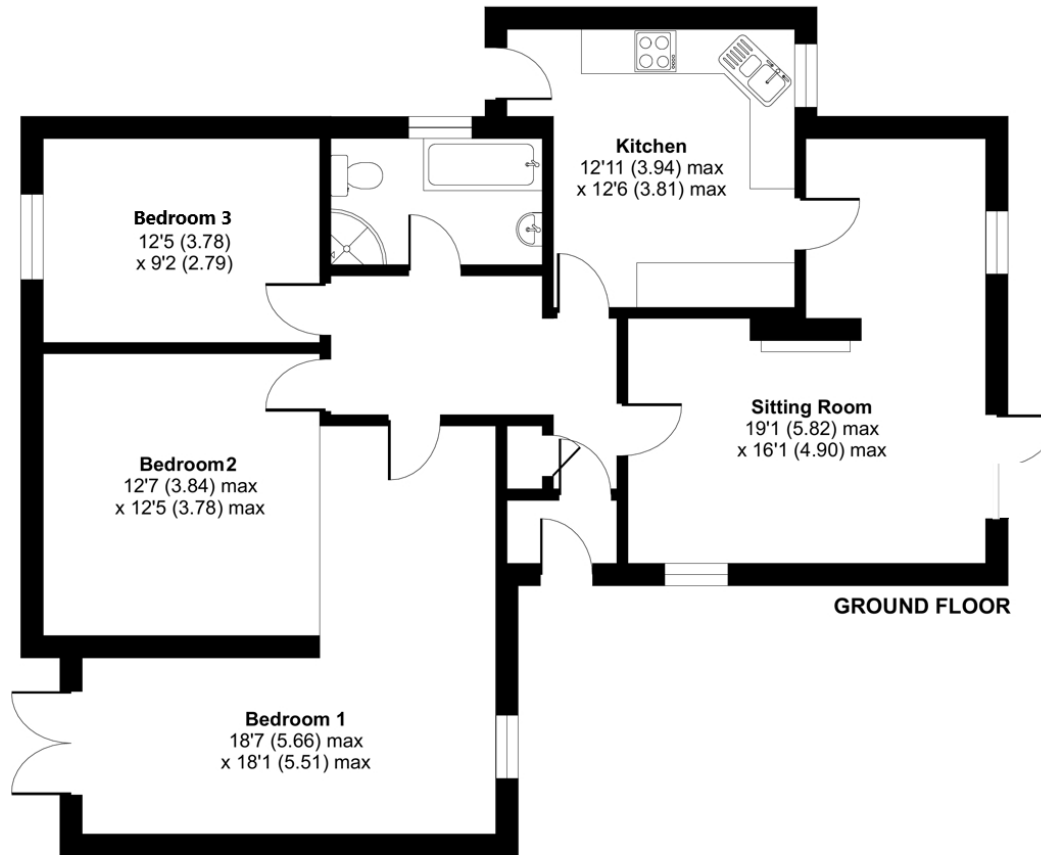
ACCOMMODATION

Charming bungalow, ideally situated within easy reach of Alresford town centre, with convenient public transport links directly in front of the property. This home offers deceptively spacious and versatile living accommodation, perfect for buyers looking to add their own personal touch. The front door opens into a welcoming entrance hall that leads to all the main living areas. A sizable sitting room flows seamlessly into the dining area, which has a door leading to the kitchen. The kitchen also benefits from a side door, providing an additional access point. The property boasts three double bedrooms, all served by a family bathroom. The impressive principal bedroom includes double doors that open out to the rear garden, creating a lovely indoor-outdoor flow. The frontage features ample off-road parking and a generous front lawn. To the side of the property, a patio area offers a wonderful space for al fresco dining. The enclosed rear garden is primarily laid to lawn and provides excellent privacy.



Approximate Area = 1087 sq ft / 101 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		78
(55-68)	D	63	
(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 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2025. Produced for Charters Estate Agents Limited. REF: 1242258



SITUATION

Alresford is a beautiful Georgian town sporting a plethora of fine colour-washed homes and an extensive range of boutiques and specialist shops retailing such items as antiques, gifts, food, and clothing. The centre sees also a thriving café culture supported by a host of eateries, pubs, hotels and restaurants. The River Arle flows through the town and on into the River Itchen. Alresford is also well placed for several major towns. London can be reached by road with access to the M3 at Winchester or Basingstoke or the A3 at Guildford and on to the M25 orbital motorway for the airports. There are mainline stations at Winchester and Alton, both on the Waterloo line.



SPECIFICATION

- Easy access to central Alresford
- Level living accommodation
- Versatile living accommodation
- Three double bedrooms
- Ample off-road parking
- Front and rear garden
- Good public transport links

LOCAL AUTHORITY

Winchester City Council
Council Tax Band E

ASKING PRICE £525,000

TENURE

Freehold