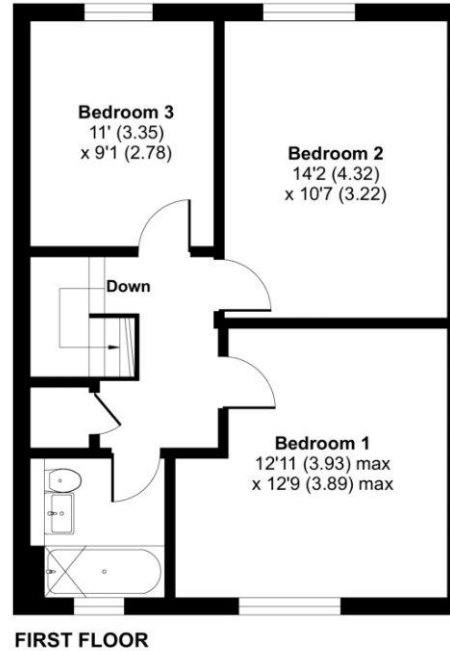
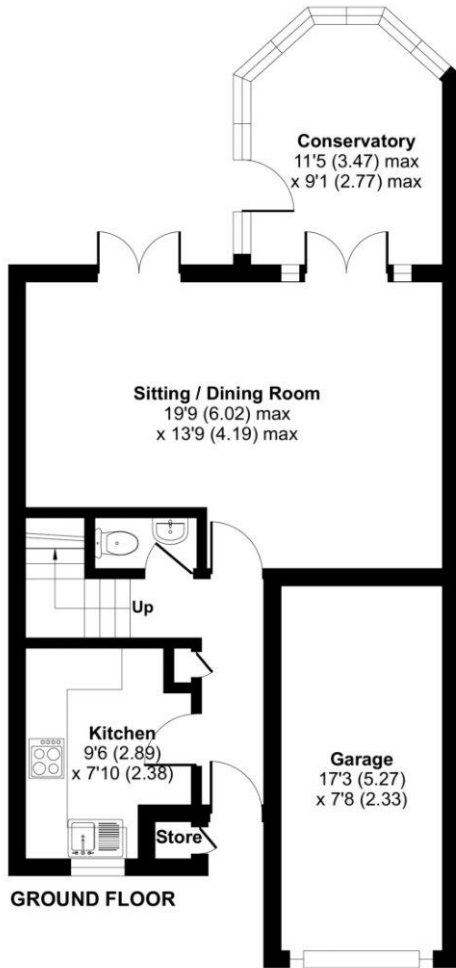






## ACCOMMODATION

Well-presented three-bedroom semi-detached home ideally located in a quiet street close to Alresford town centre and overlooking the picturesque Benenden Green. The front door opens into an entrance hall that serves the downstairs accommodation and leads into a spacious sitting room. A set of double doors open out to the rear garden, with a further set leading into the conservatory, which also provides access to the garden. The kitchen, positioned at the front of the house, is modern and well-equipped, with fitted base and eye-level units and integrated appliances. The downstairs also benefits from a convenient cloakroom. Upstairs, the property continues to impress with three double bedrooms and a modern family bathroom. The private, enclosed rear garden enjoys plenty of afternoon sun offering a peaceful space to relax. A small patio area provides the perfect spot for alfresco dining, while a wooden garden shed provides excellent additional storage. There is also gated access down the side of the property. To the front, the house is surrounded by a well-maintained garden, with off-road parking to the side leading to an internal garage. The property comes with approved planning permission (ref 24/00632/HOU) for potential future upgrades.



Approximate Area = 1050 sq ft / 97.5 sq m  
 Garage = 132 sq ft / 12.2 sq m  
 Store = 3 sq ft / 0.2 sq m  
 Total = 1185 sq ft / 110 sq m  
 For identification only - Not to scale



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



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

## 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, fishmongers, greengrocers and wine merchants, 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. 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
- Overlooks the Green
- Close proximity to central Alresford
- Three bedrooms
- Semi-detached
- Well-presented
- Off road parking & garage

#### **LOCAL AUTHORITY**

Winchester City Council  
Council Tax Band D

**ASKING PRICE £495,000**

#### **TENURE**

Freehold