



Alresford

Price Guide: £375,000

A lovely home with a lot...space, location and a big garden!



## The Property:

This is a great home in a great location and places like this don't hang around. Why? Could it be the quiet setting, off the road on a spacious plot; the opportunity to get creative and make this home your own; the lovely light good sized rooms throughout; or its' proximity to the beautiful Georgian town centre of Alresford, essential local amenities and excellent schools. Both home and location tick a lot of boxes, so let's show you around.



Approached from a private pathway, the front door opens onto the entrance hall. A good size, there's plenty of space for storing coats, bags and shoes and you'll find access to loft space from here. Going clockwise the first room on your left is the second bedroom. A comfortable double size it has large built-in wardrobes and looks out to the front of the property. Next along the hallway sits the family bathroom which is simply laid out with a white bathroom suite. The kitchen/dining room is the next room you come to and has plenty of storage and space for your appliances. There is also a very useful galley style utility room sitting off the kitchen providing further useful storage and access to the rear garden. The living room is lovely and light thanks to patio doors opening out onto the large back garden, and finally bedroom one sits adjacent to here back at the front of the property. Again, it's a good size with plenty of storage with its built-in wardrobes.



Outside you are greeted by sizeable gardens to the front and back which gives this home the opportunity to be extended – subject to all the usual planning permissions. Currently, however, to the front you will find a large lawned garden bordered by hedging and fencing and a gate to the side taking you through to the extensive garden at the back. The green-fingered amongst you will be eager to work your magic out here and you've got a sizeable canvas to work with, with a patio area, lawn and even space for a vegetable patch! There's also a greenhouse, two storage sheds and garage providing all the outdoor storage you could every need.





## **The Location:**

The house is conveniently located in a popular residential road thanks to its proximity to Alresford town centre. A 5-minute walk takes you to essential amenities and a fabulous range of independent retailers, providing everything from everyday essentials to beautiful designer boutiques and with a choice of coffee shops it's the perfect place to while away a Saturday morning!

For more leisurely pursuits there is a wealth of beautiful Hampshire countryside to be explored on foot or by bike, an 18-hole golf course and plenty of opportunities for gym and fitness classes.

A popular location for families Alresford prides itself on its outstanding schooling at Sun Hill Infant and Junior School and Perins School for ages 11 to 16 years. Sixth form education is available in Winchester at Peter Symonds College and in Alton. For those with younger children there is a choice of nursery and pre-school education.

Bus routes through Alresford provide regular transport to the nearby city of Winchester and bustling market town of Alton, and of course, there is the famous Watercress Steam Railway.

For the commuters the 3 mainline stations of Winchester, only a 10-minute drive and Basingstoke and Alton which are both approximately 20 - 25 minutes' drive away, connecting you to London in approximately one hour.



## The Finer Details:

**Kitchen:** 10'10" (max) x 9'6" (max) / 3.32m (max) x 2.90(max)

**Utility Room:** 11'1" x 5'6" / 3.37m x 1.68m

**Living Room:** 14'10" x 12'7" / 4.53m x 3.85m

**Bedroom One:** 9'11" x 10'5" / 3.04m x 3.18m

**Bedroom Two:** 10'2" x 9'6" / 3.12m x 2.91m

## Is this property for you?

Can you see yourself living in this home? We would love to hear from you. Pick up the phone or drop us an email and we'll book in a viewing and show you round

**Call: 01962 734727**

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***For clarification,** we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded; they are taken between internal wall surfaces and therefore include cupboards/shelves etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.*

