



*At home in Alresford*

# 31 Thornton Close

ALRESFORD, HAMPSHIRE, SO24 9FE

**Asking Price £845,000**

- Substantial Family House built in 2007
- Immaculately Presented Throughout
- Stunning Open Plan Kitchen/Dining Room
- Five Bedrooms and Four Bath/Shower Rooms
- Landscaped Garden, Garage and Parking
- Wall mounted electric car charger on driveway
- No Onward Chain

An immaculately presented five bedroom family home built to an exacting standard in 2007. Thornton Close is located off Grange Road, and is convenient for local schools, as well as the shops and facilities in the town centre, just 5-10 minutes' walk away. The property features recently fitted wooden flooring on the ground floor, a spacious sitting room, a stunning open-plan kitchen/breakfast/dining room, a family room, study and four bath/shower rooms. To the rear is an attractive, landscaped garden, a separate side garden, a garage and driveway parking. The property is sold with the benefit of no onward chain.

The front door opens to the entrance hall, with stairs to the first floor and a cloakroom. To the left, doors open to the family room and separate study. The large sitting room has an efficient wood-burning stove, French doors to the garden, and plenty of space for furniture. A door from the hall opens to the kitchen/breakfast room and dining room extension. The kitchen features a range of storage units and worktops, a boiler hidden in a wall cupboard, and built-in appliances including a double oven, gas hob with extractor hood above, and a dishwasher. There is a clever utility cupboard, a spacious dining area, and French doors to the garden.







On the first floor, are three double bedrooms, each with an en-suite bath/shower room. Stairs lead up to the second floor, where there are two further double bedrooms and a bathroom, accessible from both rooms.

The attractive rear garden has a decked seating area adjoining the house, a lawn, flower and shrub borders, outside power and lighting, an outside tap, and a pergola with a further decked seating area. A gate in the brick wall leads to an additional area of garden owned by the property and a garage with driveway parking including wall mounted charger for an electric car.

Alresford is a beautiful Georgian town known for its variety of independent shops, restaurants and inns located in stunning surroundings on the edge of the South Downs National Park. Attractions include the Watercress steam railway, schools for infant, junior and secondary education, several churches and an active and inclusive community. The cathedral city of Winchester is about 7 miles away and there is easy access to the south coast, the midlands and London via the road network. There is also mainline rail access to London from both Winchester and Alton. Southampton airport is only about half an hour away by car.



### **SERVICES**

We understand that all mains services are connected.

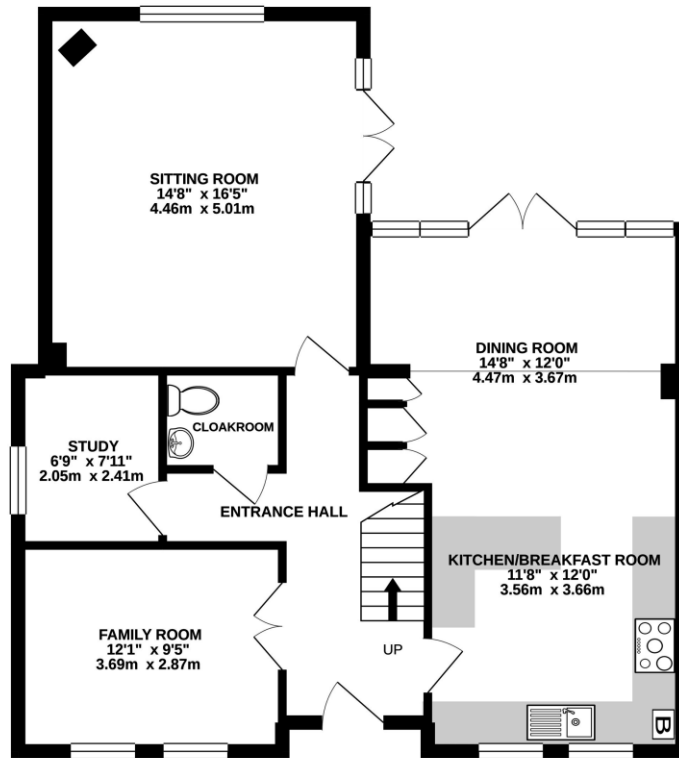
### **LOCAL AUTHORITY INFORMATION**

Winchester City Council  
Council Tax Band: F

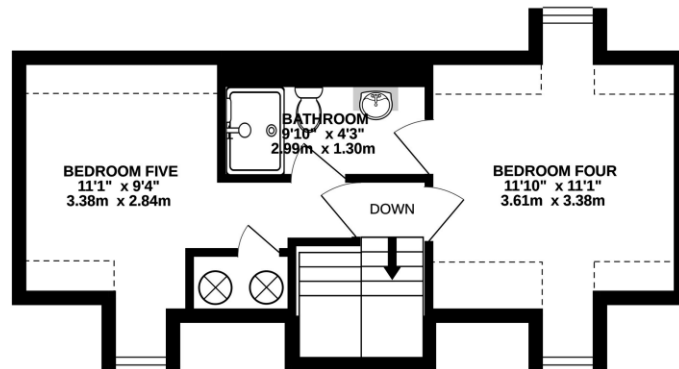




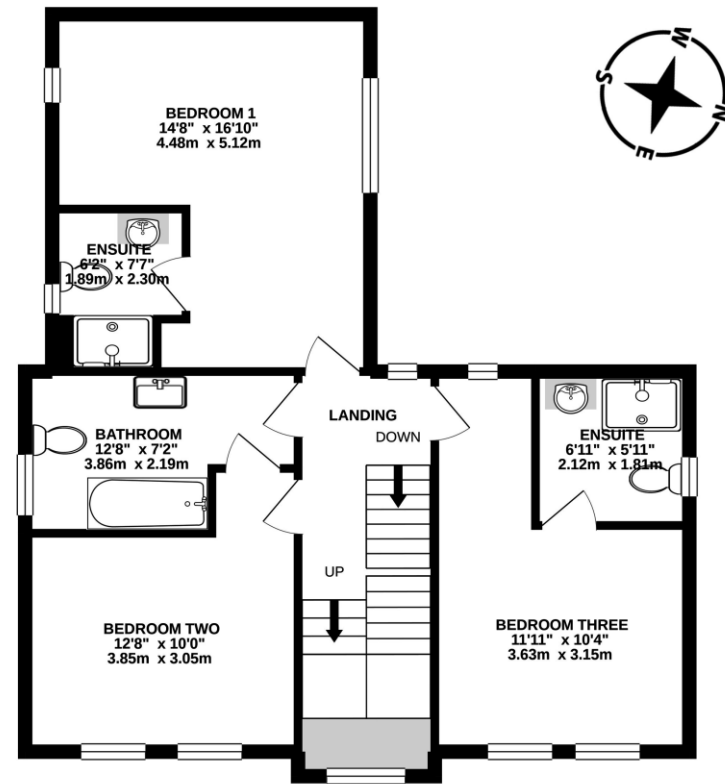
GROUND FLOOR  
858 sq.ft. (79.7 sq.m.) approx.



2ND FLOOR  
379 sq.ft. (35.2 sq.m.) approx.



1ST FLOOR  
781 sq.ft. (72.6 sq.m.) approx.



TOTAL FLOOR AREA : 2018 sq.ft. (187.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## DIRECTIONS

From our office in Broad Street, proceed into West Street and follow it down to the junction at the bottom of the hill. Turn left into Jacklyns Lane going under the railway bridge and then turn right into Grange Road. Follow the road up the hill and turn right into Thornton Close. No. 31 will be found a little way along on the right hand side.

Energy Efficiency Rating	
Very energy efficient - lower running costs	
(92-100) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
Current	Potential
78	82
EU Directive 2002/91/EC	
England, Scotland & Wales	

Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92-100) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
Current	Potential
73	77
EU Directive 2002/91/EC	
England, Scotland & Wales	

**No. 11 Broad Street, Alresford, Hampshire, SO24 9AR**

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

