



At home in Alresford

26 Pound Hill

ALRESFORD, HAMPSHIRE, SO24 9BW

Asking Price £695,000

- Sizeable Modern Townhouse
- Alresford Town Centre Location
- Plenty of Versatile Accommodation
- Four Bedrooms and Three Bathrooms
- 1 1/2 Width Garage and Parking Space
- No Onward Chain

A substantial, modern townhouse conveniently located just a short walk away from the shops and facilities in the centre of Alresford. A previous owner has extended the property on the ground floor, thereby creating additional living space. There is an attractive garden behind, with a paved seating terrace and small lawn. A driveway to the left leads up to a parking space and a 1 1/2 width garage with a useful storage area above. A door from the garage leads through to a sun room and into the garden. The property is offered for sale with the benefit of no onward chain.

The house is approached from Pound Hill. A few steps lead up to the front door, which opens to the entrance hall where there are a couple of storage cupboards, stairs to the first floor and understairs storage. To the right is the kitchen, which has a range of fitted units and worktops, as well as having space for a table and chairs. The living room is well-proportioned and offers plenty of room for sofas and chairs and is open to the dining room extension, with French doors to the garden. To the left is a utility room and cloakroom.





On the first floor there are two double bedrooms, both of which having ensuite bath/shower rooms and fitted wardrobes. On the second floor there are two further double bedrooms, both with fitted wardrobes, and a bathroom.

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

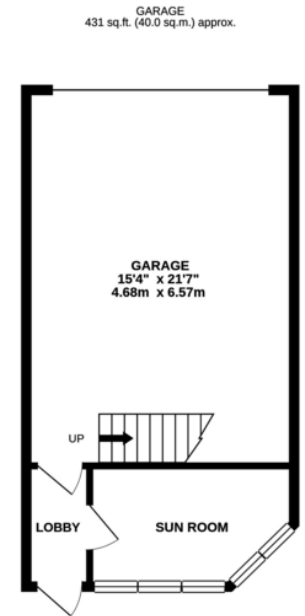
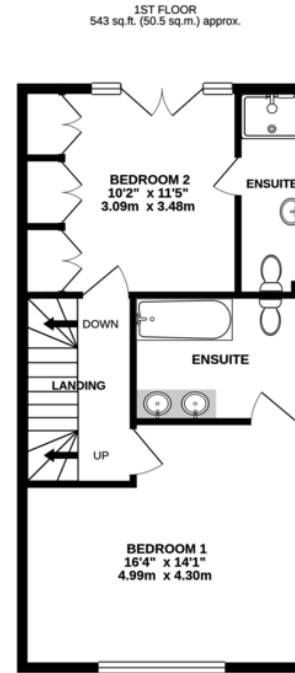
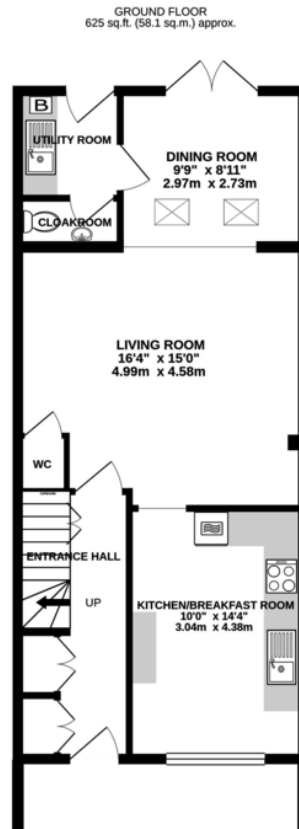
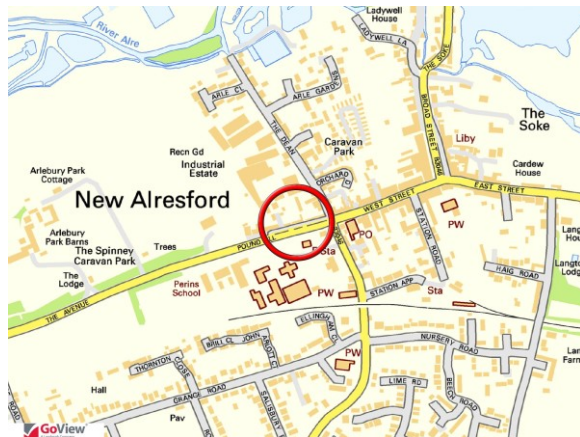
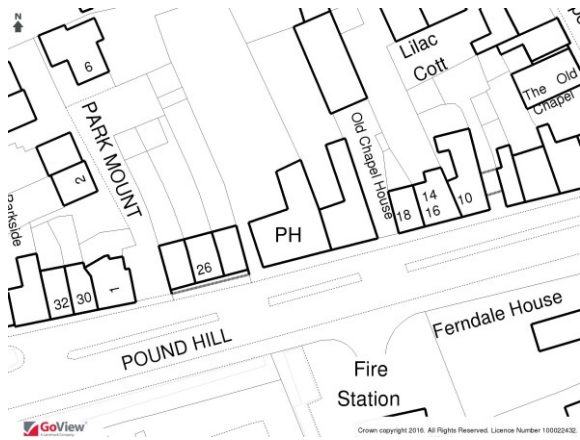
We understand that all mains services are connected.

LOCAL AUTHORITY INFORMATION

Winchester City Council
Council Tax Band: F

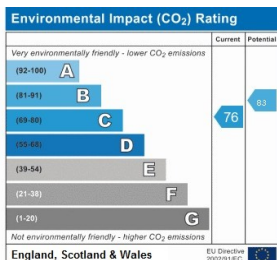
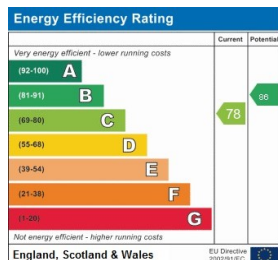
DIRECTIONS

From our office in Broad Street in the centre of the town, go down West Street and proceed ahead going up Pound Hill in the direction of Winchester. No.26 Pound Hill will be found after a short distance on the right hand side.



TOTAL FLOOR AREA : 2141 sq.ft. (198.9 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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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.

