


Hellards



At home in Old Alresford

Close View, Inhams Row

OLD ALRESFORD, ALRESFORD, HAMPSHIRE, SO24 9SJ

Offers in Region of £650,000

- Semi-Detached Victorian Cottage
- Sitting Room with Fireplace
- Open-Plan Kitchen/Dining Room
- Utility Room and Cloak Room
- Three Bedrooms/Bathroom and Ensuite
- Parking and Garden Backing onto Fields

An attractive three bedroom Victorian cottage located in an idyllic and tranquil setting in Old Alresford. The cottage benefits from its secluded location, being tucked away from the road with allocated parking and lovely views over the fields behind. Much character has been retained, whilst the property has been adapted to deliver modern lifestyle requirements. There is a fantastic master bedroom suite, which has bi-fold doors to a Juliet balcony overlooking the neighbouring farmland, and benefits from en-suite facilities.

The front garden is enclosed by a picket fence and wall with a pathway leading across a small lawn to the front door. A couple of steps lead up to the front door, which opens to the entrance hall. A door leads through to the sitting room, which has a window to the front and an open fireplace. A further door leads to the spacious dining room, which is open-plan to the kitchen. There are French doors to the garden, a fireplace and a fitted storage cupboard in one of the alcoves. An opening leads to the kitchen, which has a range of storage cupboards with work surfaces, an opening to the utility area, with a further door to the garden.

Upstairs, on the first floor, there is a bathroom with a white suite and two double bedrooms, one of which benefits from the morning sun, whilst the other one has a window with views of the rear garden and fields beyond. Stairs from the landing lead up to the converted loft bedroom, which has an ensuite shower room, a

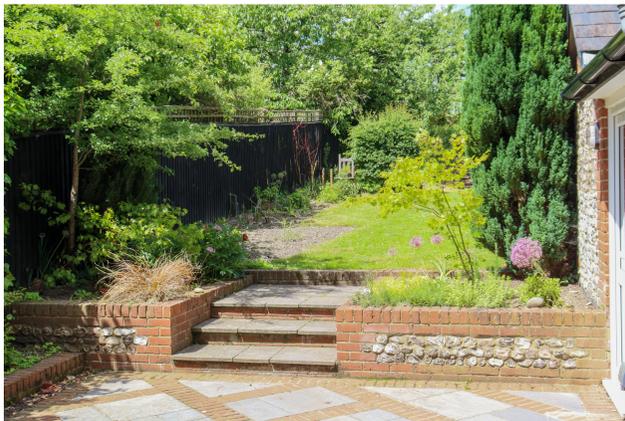




Velux window to the front and bi fold doors to the Juliet balcony which opens onto a view across the farm fields. There is restricted head height close to the eaves.

Outside, a gate to the side of the cottage leads through to the attractive rear garden, where there is a small paved area adjoining the kitchen, with the majority of the garden being laid to lawn, with a shrub border to one side and some steps leading up to the raised area overlooking the field behind. The property has an allocated parking space and this property has the title to the unallocated parking areas.

Old Alresford, with a village green and village hall at its centre, lies at the southern end of the Candover Valley in the middle of farming communities and the famous watercress beds. There are a wide variety of walks and cycle rides from the doorstep. Old Alresford has a strong village community, with its church, dramatic society, summer fayre, bonfire celebrations, cricket club and village events. The town of New Alresford lies within a mile to the south, 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, churches and an active community. The cathedral city of Winchester is just a few miles away and there is easy access to the south coast, the Midlands and London via the road network. There is mainline rail access to London from Winchester or Basingstoke.

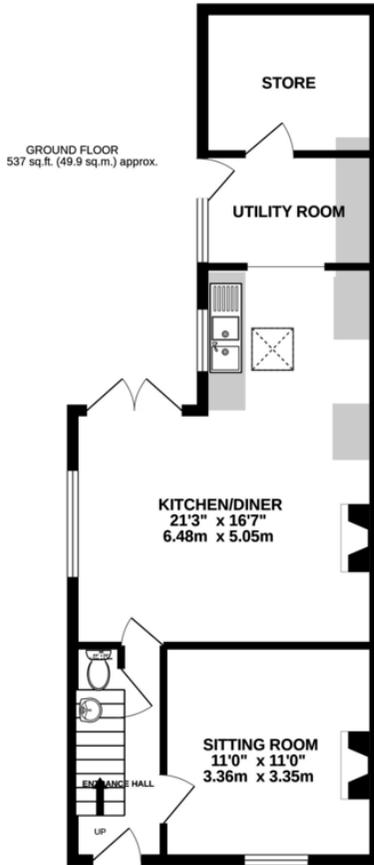
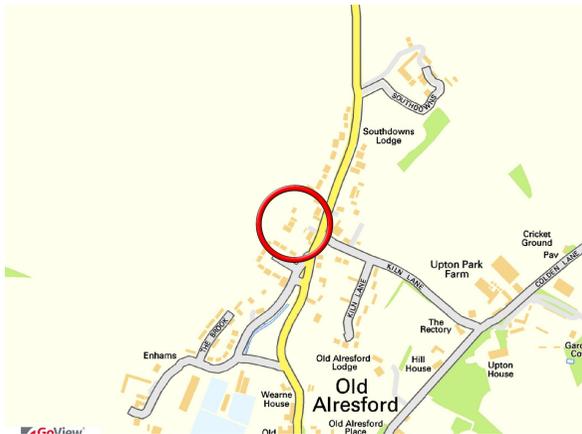
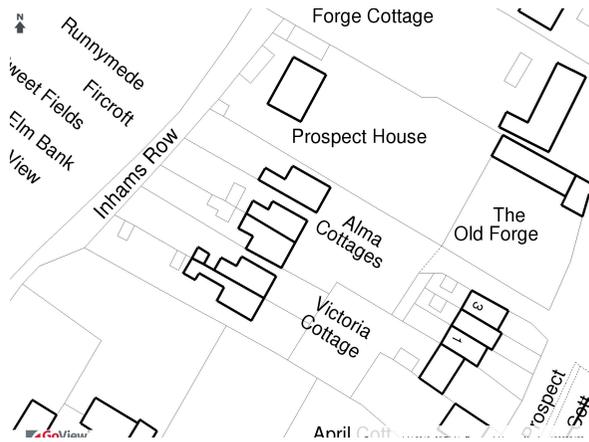


SERVICES

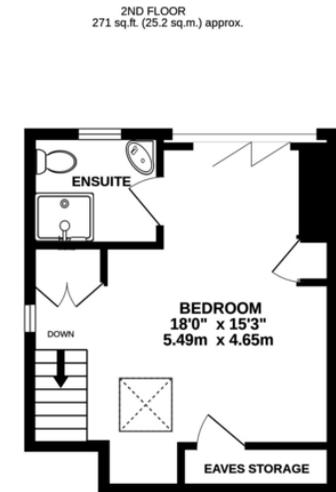
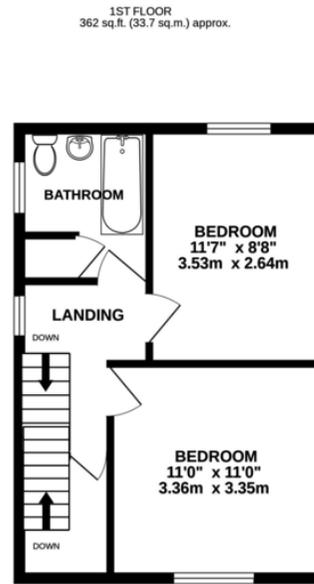
We understand that mains water and electricity are connected. LPG central heating, Private drainage system

LOCAL AUTHORITY INFORMATION

Winchester City Council
Council Tax Band: D



TOTAL FLOOR AREA : 1170 sq.ft. (108.7 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		65
(39-54)	E	41	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

DIRECTIONS

From the centre of Alresford, proceed down Broad Street and follow the road towards Basingstoke. On reaching Old Alresford, continue past the village green on your left. The turning into Inhams Row is about 100m along on the left hand side (almost opposite Kiln Lane). We suggest parking opposite Green Close and walking to the cottage, rather than driving into Inhams Row. Close View is the furthest property on the left hand side.

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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.

