

# Hellards



*At home in Itchen Stoke*

# The Maples, Itchen Stoke

ALRESFORD, HAMPSHIRE, SO24 0QY

## Asking Price £925,000

- Beautiful Village Location
- Easy access to Winchester and M3
- Substantial Family House
- Four Bedrooms/Four En-suites
- Four Reception Rooms
- Double Garage & Open Timber Garage

A substantial family home tucked away in the middle of this popular village in the heart of the beautiful Itchen Valley, located between Alresford and Winchester. There is over 3,000 square feet of versatile accommodation offering plenty of scope for family living. The property is situated on a secluded and private south-westerly facing plot, with a secluded, lawned garden, overlooking the valley. There is no onward chain.

The front door opens to the long entrance hall, which has wooden flooring, a cloakroom and stairs to the first floor. Doors lead off to a sizeable study and family room. The sitting room enjoys views over the garden and has an open fire in a stone surround. The sitting room is open-plan to the dining room, which adjoins the kitchen, which has a range of wooden kitchen units and work surfaces, and a matching island unit. There is a door through to the garage, and another door opens to the front garden.

Upstairs, there is a long landing, which runs the length of the house and connects the four bedrooms. All the bedrooms are double rooms, each having their own en-suite.





Outside, the property is approached through metal gates into a generous parking area, where there is a timber framed car port, with storage to the side. A gate to the side of the house leads through to the lovely, open rear garden, which has an expanse of lawn, with some

The Itchen Valley is a beautiful location, located within the South Downs National Park, with delightful chalk streams and country walks, welcoming pubs and pretty churches. There is a primary school in nearby Itchen Abbas. Itchen Stoke is within easy reach of the City of Winchester, the M3 and mainline rail access to London.

### OUTSIDE

A tarmac driveway allowing plenty of parking. As well as the integral double garage there is a timber framed garage/store measuring 16 ft x 16 ft. To both sides of the house wooden gates allow access to the southerly facing garden, which is laid to lawn with a small orchard and a raised seating area with pergola and views over neighbouring fields.

### SERVICES

Mains gas, water and electricity are connected. There is a private drainage system.

### LOCAL AUTHORITY INFORMATION

Winchester City Council  
Council Tax Band: E

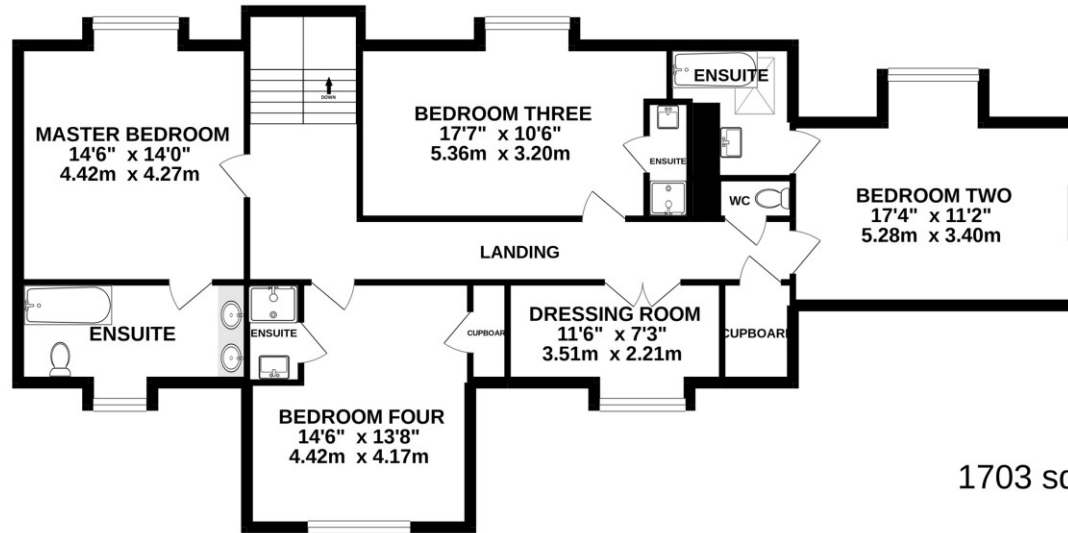
### AGENT'S NOTE

In accordance with Section 21 of the Estate Agents Act 1979, we declare that there is a personal interest in the sale of this property. The property is being sold by a director of Hellards.

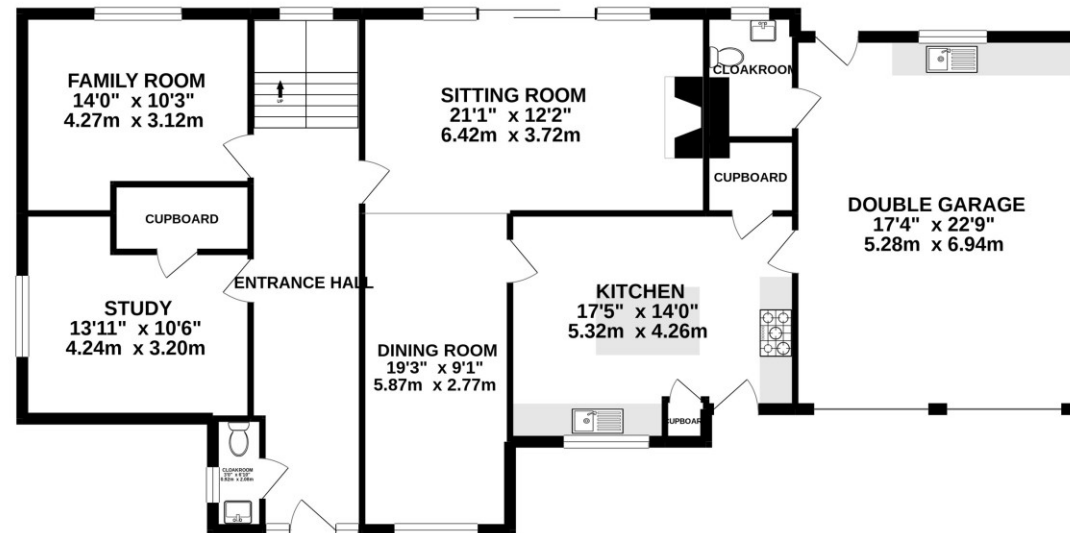




**1ST FLOOR**  
1354 sq. ft. (125.7 sq. m.) approx.

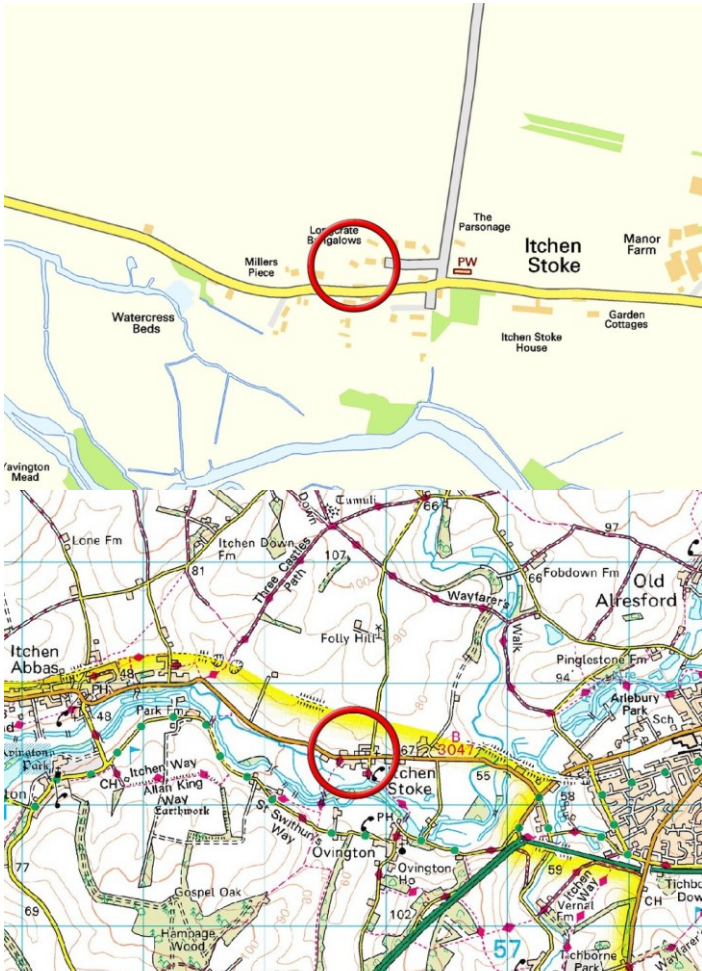


**GROUND FLOOR**  
1703 sq. ft. (158.2 sq. m.) approx.



**TOTAL FLOOR AREA : 3057 sq. ft. (284.0 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.



## DIRECTIONS

From the centre of Alresford proceed out of the town along West Street in the direction of Winchester. Proceed ahead and as you come out of the town take the right hand turn signposted to Kingsworthy and Itchen Abbas. Proceed along this road for about a mile. When you come into Itchen Stoke turn right immediately after the church and then immediately left into Itchen View. Follow the driveway to the right of the garages. The Maples will be found at the end.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
64	71
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
62	71
EU Directive 2002/91/EC	

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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.