

Hellards



At home in Alresford

Netherbourne, New Farm Road

ALRESFORD, HAMPSHIRE, SO24 9QH

Asking Price £995,000

- Four Bedroom Detached House
- Generous Plot with Attractive Garden
- Edge of Town Location with Countryside Views
- Twin Garages and Plenty of Parking
- Plenty of Versatile Accommodation
- No Onward Chain

A four bedroom detached house occupying a lovely plot on the edge of the town, with a lovely south-westerly facing garden and far-reaching countryside views. The house is set well back on the plot and has plenty of driveway parking and twin garages, which are linked to the house. The property is offered for sale with no onward chain.

The house is approached from the driveway with the front door opening to the entrance hall, where there is a cloakroom, study and stairs to the first floor. A door leads through to the spacious sitting room where there is an open fire in a stone surround, a door to outside, and an attractive bow window enjoying a view of the garden. Double doors open to the dining room, which has double aspect windows and a lovely view over the garden. The kitchen has a range of fitted units and worktops, with a built-in double oven, a gas hob, understairs and larder cupboards. A door opens to the utility room, where there is a wall-mounted boiler, storage units and worktop with a butlers sink, and space for a washing machine. A rear lobby leads to a workshop/store and to the twin garages, which have up-and-over doors.





Upstairs on the landing there are two linen/storage cupboards, access to the loft via a hatch with a fitted ladder. The main bedroom has fitted wardrobes, dual aspect windows, and an en-suite bathroom with a white suite and a cupboard housing the hot water tank. The second bedroom is a double room with dual aspect windows and fitted wardrobes. The third bedroom is also a double room with fitted wardrobes and views over the fields. There is a fourth, single bedroom. The family bathroom has a white suite.

Outside, there is access to both sides of the house through to the pretty rear garden, which is mainly laid to lawn, with a raised seating terrace adjoining the rear of the house. There are lovely, uninterrupted views from the garden over neighbouring fields.

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. Highlights in the calendar include the annual Watercress Festival in May and the Agricultural Show in September. 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

Mains water, electricity and gas are connected.
Private drainage system (Septic tank).

LOCAL AUTHORITY INFORMATION

Winchester City Council
Council Tax Band: G

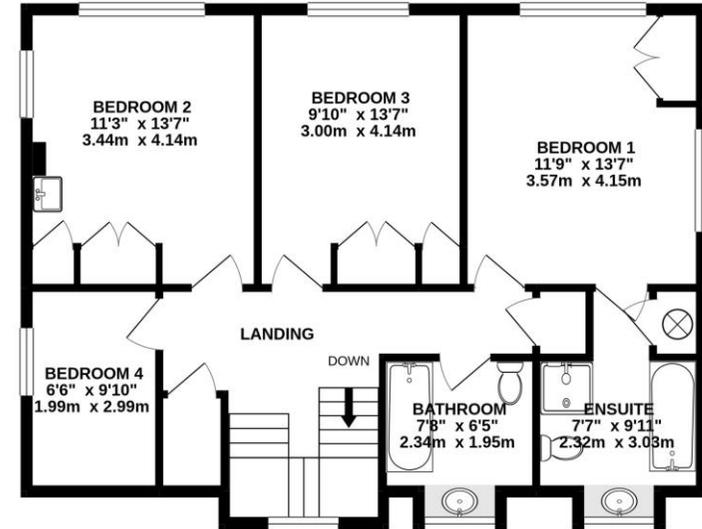
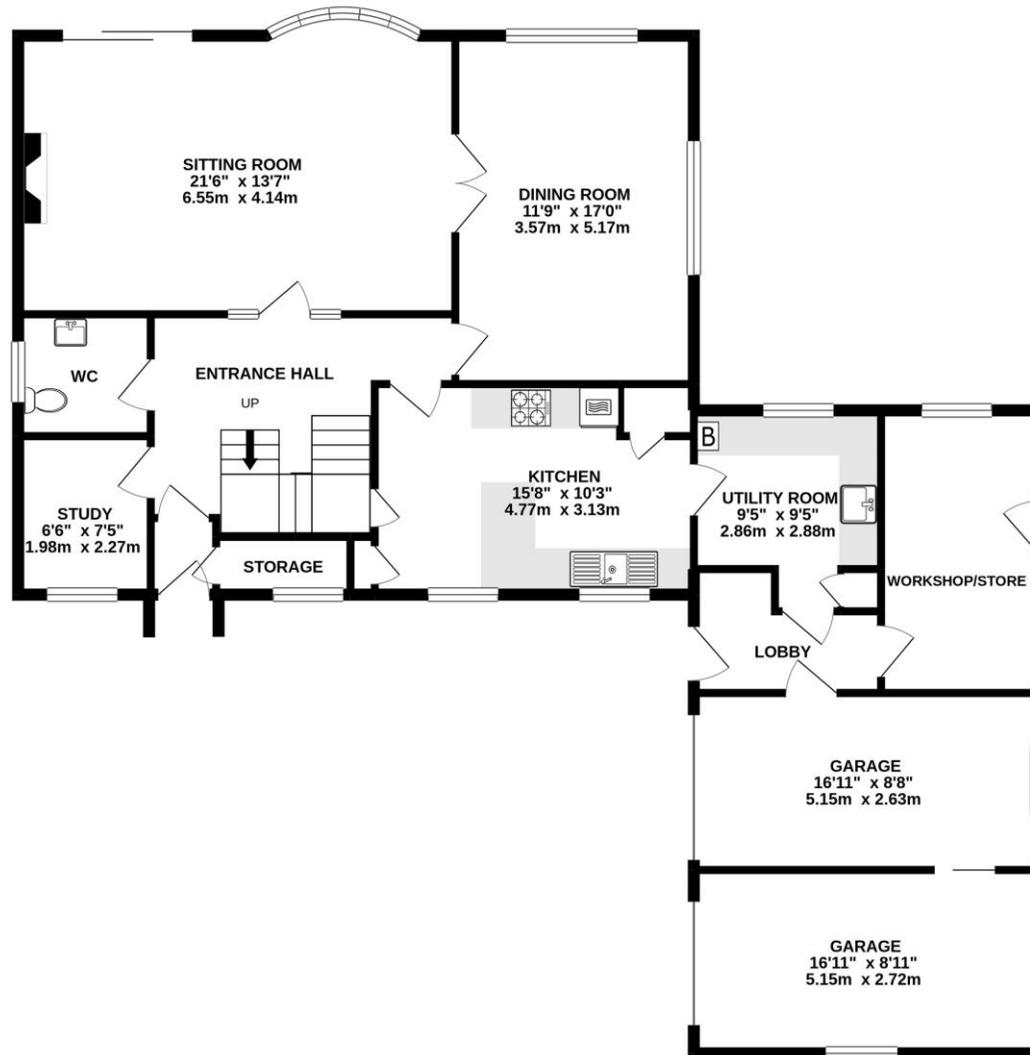


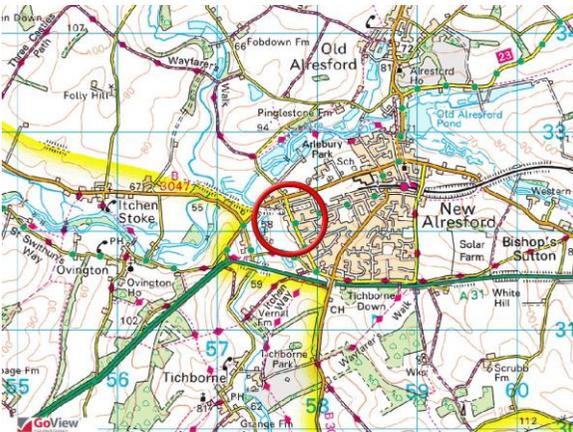
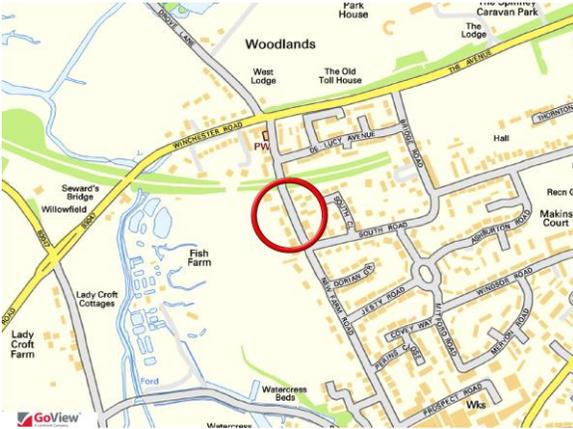
1ST FLOOR
804 sq.ft. (74.7 sq.m.) approx.

TOTAL FLOOR AREA : 2238 sq.ft. (207.9 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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GROUND FLOOR
1434 sq.ft. (133.2 sq.m.) approx.





DIRECTIONS

From the centre of Alresford, proceed west along The Avenue and then take the second turning left into New Farm Road. Netherbourne will be found on the right hand side, immediately after the old railway bridge, as indicated by our For Sale sign.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			

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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.

