



At home in Alresford

15 Grange Road

ALRESFORD, HAMPSHIRE, SO24 9HB

Asking Price £835,000

- Sizeable Detached Family House
- Extended to the Side and Rear
- Four Bedrooms and Four Reception Rooms
- Large Southerly-Facing Garden
- Plenty of Driveway Parking
- Conveniently Located for the Town Centre
- No Onward Chain

A sizeable, detached house set on a good plot with a large southerly-facing garden and driveway parking for several cars. The property has been extended to the side and rear, and offers plenty of versatile accommodation, and includes four reception rooms, four double bedrooms and three bath/shower rooms. Grange Road is conveniently located for the town centre, which is just a few minutes' walk away. The house is being sold with the benefit of no onward chain.

The property is approached from the driveway, with the front door opening to an enclosed porch and into the entrance hall, from where stairs go up to the first floor. There is an understairs cupboard and a cloakroom with a shower cubicle. Off the hall is the kitchen, which has a range of fitted units and wooden worktops above. Appliances include a built-in oven, combination microwave oven and electric hob. There is space for a dishwasher, a double bowl sink and a door to outside. An opening leads through to the long dining room. A study and utility room have been converted from the former garage. Off the entrance hall, a door opens to the generously proportioned sitting room, and through to a large garden room at the rear of the house, which has Velux windows and French doors to the garden.





Upstairs, off the landing is the main bedroom, which has fitted wardrobes and an en-suite shower room. Bedroom two is in the extended part of the house, and has eaves storage, a Velux window and twin fitted wardrobes. Bedroom three has a view of the garden, whilst bedroom four is at the front of the house and houses the airing cupboard. The family bathroom has a white bath suite.

Outside, there is a good amount of driveway parking, and gated access to the rear garden, where there is a paved seating terrace with a few steps up to a lovely lawned garden, with flower and shrub borders, a vegetable/fruit garden, a summer house and a large shed/studio measuring 4.5m x 2.75m.

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

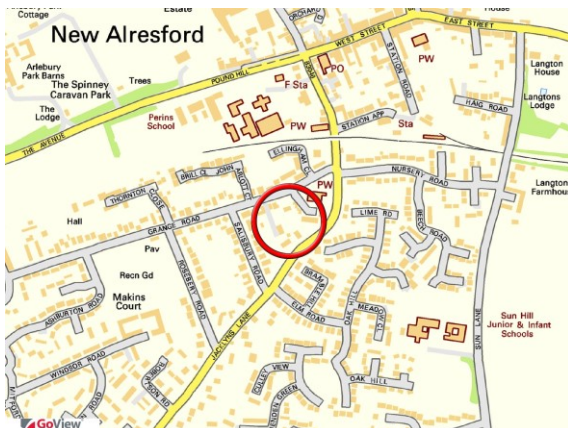
We understand that all mains services are connected.

LOCAL AUTHORITY INFORMATION

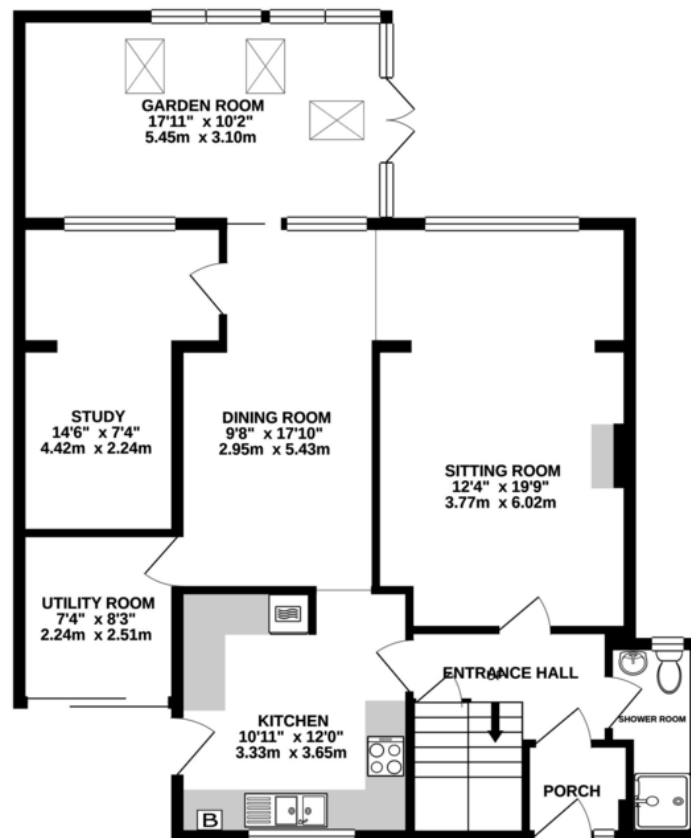
Winchester City Council
Council Tax Band: E

DIRECTIONS

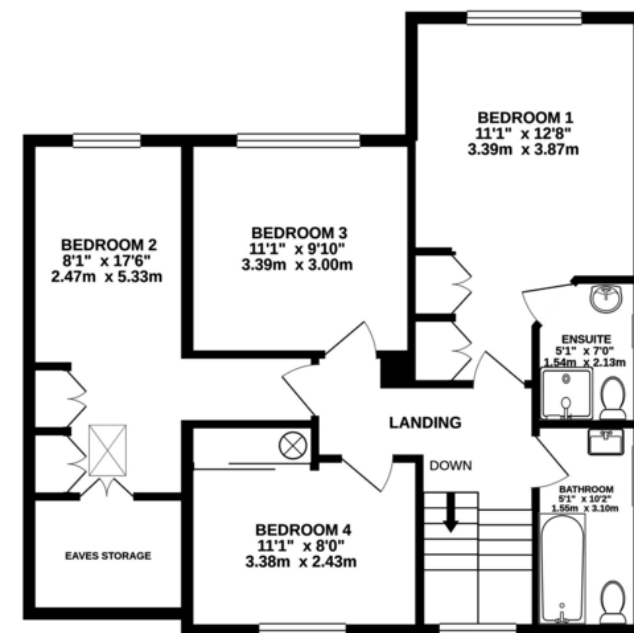
From our office in Broad Street, proceed into West Street and follow the road down to the junction at the bottom of the hill. Turn left into Jacklyns Lane, going under the railway bridge, and then turn right into Grange Road. No.15 will be found shortly after the turning for Carpenters Close on the left hand side.



GROUND FLOOR
1038 sq.ft. (96.4 sq.m.) approx.

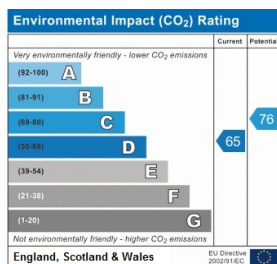
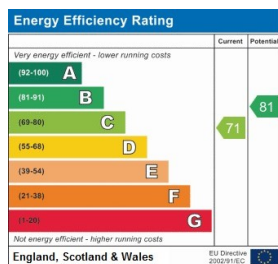


1ST FLOOR
765 sq.ft. (71.1 sq.m.) approx.



TOTAL FLOOR AREA : 1803 sq.ft. (167.5 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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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.