



At home in Alresford

Weybrook, The Dean

ALRESFORD, HAMPSHIRE, SO24 9BQ

Asking Price £475,000

- Detached Cottage in Town Centre
- Recently Refurbished and Tastefully Presented
- Open-Plan Ground Floor Accommodation
- Two Bedrooms and a Bathroom
- Pretty Courtyard Garden
- No Onward Chain

A charming, detached cottage situated just a minute's walk from the shops and facilities to be found in the town centre. The property has recently been extensively refurbished and is presented in excellent decorative order, with stunning open-plan ground floor space and bi-fold doors opening to a pretty courtyard garden. The property is offered for sale with the benefit of no onward chain.

The front door opens to the living room, which has a delightful bow window onto The Dean, exposed floorboards, a working cast iron fireplace, stairs to the first floor and an understairs cloakroom. The wall dividing the two ground floor rooms has been removed to link the living room with the kitchen, which has a natural slate tiled floor and a fitted kitchen from Eco Kitchens of Winchester comprising a range of storage units and drawers, solid oak worktops, a butler's sink, a built-in fridge/freezer and wine chiller, a built-in dishwasher, and a cupboard housing a washing machine. There is a wall-mounted boiler and bi-fold doors, which open to the courtyard garden. Stairs lead down to a cellar room.





There is a feature round window on the first floor landing. The main bedroom is at the front of the property and has a sash window and a built-in cupboard over the stairs. The second bedroom has a window overlooking the garden. The bathroom has feature tiled flooring, a white bath with claw feet with a shower and extractor above, a pedestal wash hand basin, a wc and heated towel rail.

Bi-fold doors open from the kitchen to the enclosed, courtyard garden. The attractive outside space has been designed to be low-maintenance and private. It is fully paved, with outside lighting, a garden tap and gate in the wall.

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.

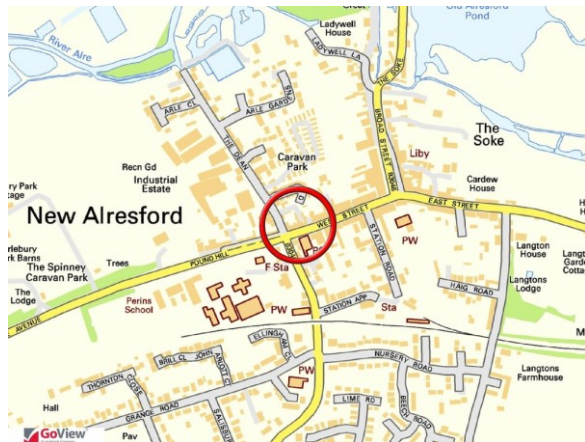


SERVICES

We understand that all mains services are connected.

LOCAL AUTHORITY INFORMATION

Winchester City Council
Council Tax Band: D



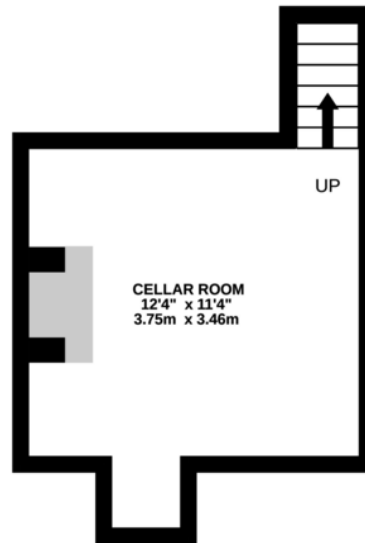
DIRECTIONS

From our office in the centre of the town, proceed down West Street going in the direction of Winchester. At the bottom of West Street turn right into The Dean. Weybrook will be found a short distance along on the left hand side.

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

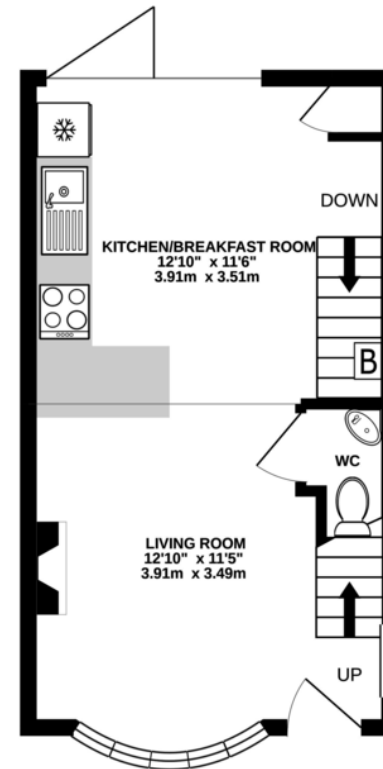
Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England, Scotland & Wales	EU Directive 2002/91/EC

CELLAR
159 sq.ft. (14.8 sq.m.) approx.



CELLAR ROOM
12'4" x 11'4"
3.75m x 3.46m

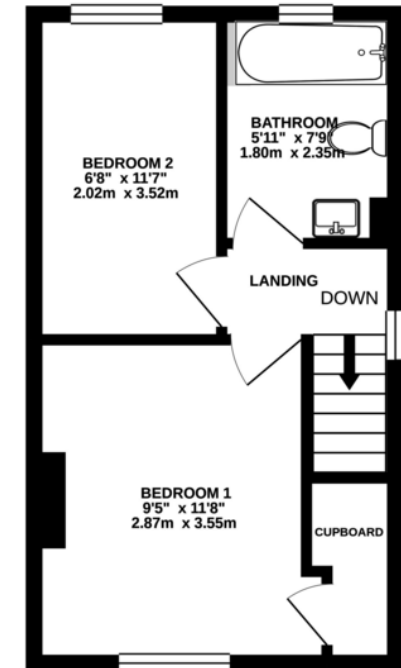
GROUND FLOOR
297 sq.ft. (27.6 sq.m.) approx.



KITCHEN/BREAKFAST ROOM
12'10" x 11'6"
3.91m x 3.51m

LIVING ROOM
12'10" x 11'5"
3.91m x 3.49m

1ST FLOOR
291 sq.ft. (27.0 sq.m.) approx.



BEDROOM 2
6'8" x 11'7"
2.02m x 3.52m

BEDROOM 1
9'5" x 11'8"
2.87m x 3.55m

BATHROOM
5'11" x 7'9"
1.80m x 2.35m

TOTAL FLOOR AREA : 746 sq.ft. (69.3 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.


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