



At home in Alresford

The Reeds, 28A The Dean

ALRESFORD, HAMPSHIRE, SO24 9AZ

Guide Price £1,250,000

- Generously Proportioned New Home
- Attractive Arts & Crafts Styling
- Convenient Town Centre Location
- High Specification and Attention to Detail
- Energy Efficient and High EPC Rating
- Landscaped Garden/Parking for Three Cars

A fantastic energy-efficient home built in the Arts & Crafts style, designed to suit the needs of modern town living. This generously proportioned timber framed house has been designed and built to an exacting specification, and encompasses clever touches and attention to detail throughout. Its green credentials include triple glazed windows and underfloor heating, giving it a good EPC rating, and an electric car charging point.

The house has been designed to have an easy flow to the accommodation, as well as being practical and easy to run. The large kitchen is the heart of the home and is fully fitted with stylish units, integral appliances, quartz worktops, and a matching island unit, and has ample space for a dining table. Sliding doors open to the attractive garden, and the spacious sitting room features a contemporary wood burning stove. There is a fitted utility room, cloakroom and stairs from the hall to the first floor. Upstairs, the principle bedroom includes a large walk-in wardrobe and en-suite. There are two further double bedrooms, one with an en-suite, and a bathroom on the landing.

Homes of this quality and specification are rare in Alresford. This versatile home has a number of areas that have been designed so that the house is adaptable to suit a new owner's requirements, including a large loft that has been designed to be easily converted into





further accommodation, space for the installation of a lift from the kitchen to the landing, and space on the ground floor for a shower. The house has been built using high quality fixtures and fittings, in order to satisfy the needs of the most discerning buyer.

The Reeds is conveniently located, being just a few minutes' walk from the shops and facilities available in the centre of Alresford. There is a car port allowing undercover parking for one car, as well as additional driveway parking for a further two cars. Gates to either side of the house allow access to the surprisingly large, low-maintenance rear garden, which has been professionally landscaped to provide a choice of paved seating areas, a lawn and attractive raised beds. Contingency has been made that a buyer may wish to install a garden studio or summer house at the back of the garden, and a buried power cable has been pre-installed for that purpose. The property is protected by a ten year Build Zone structural warranty.

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. 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 electricity, water and drainage. Electric underfloor heating on the ground and first floor.

LOCAL AUTHORITY INFORMATION

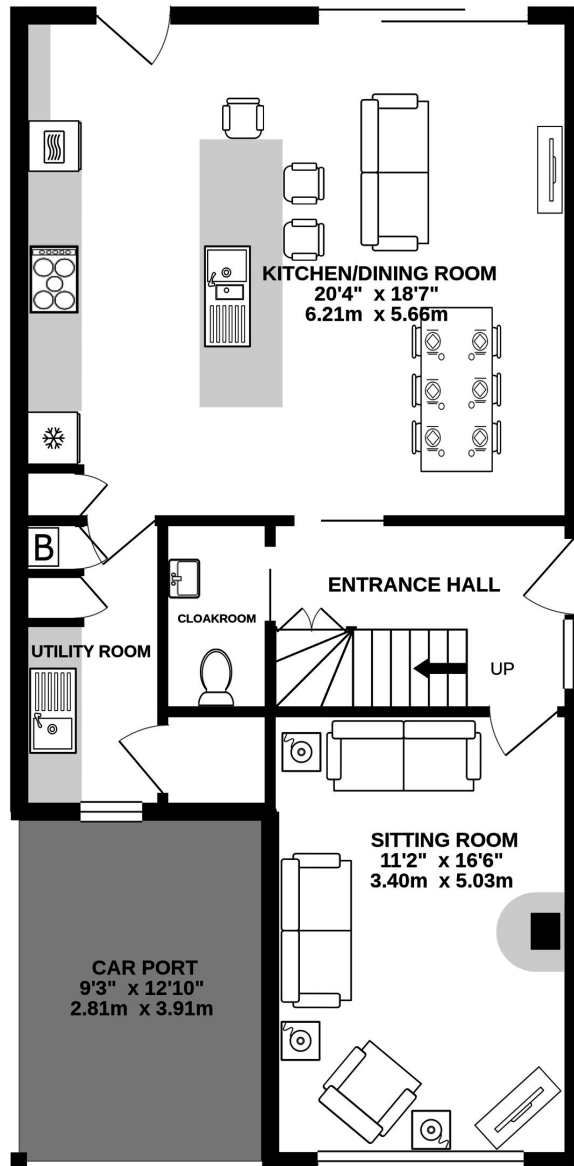
Winchester City Council
Council Tax Band: TBC



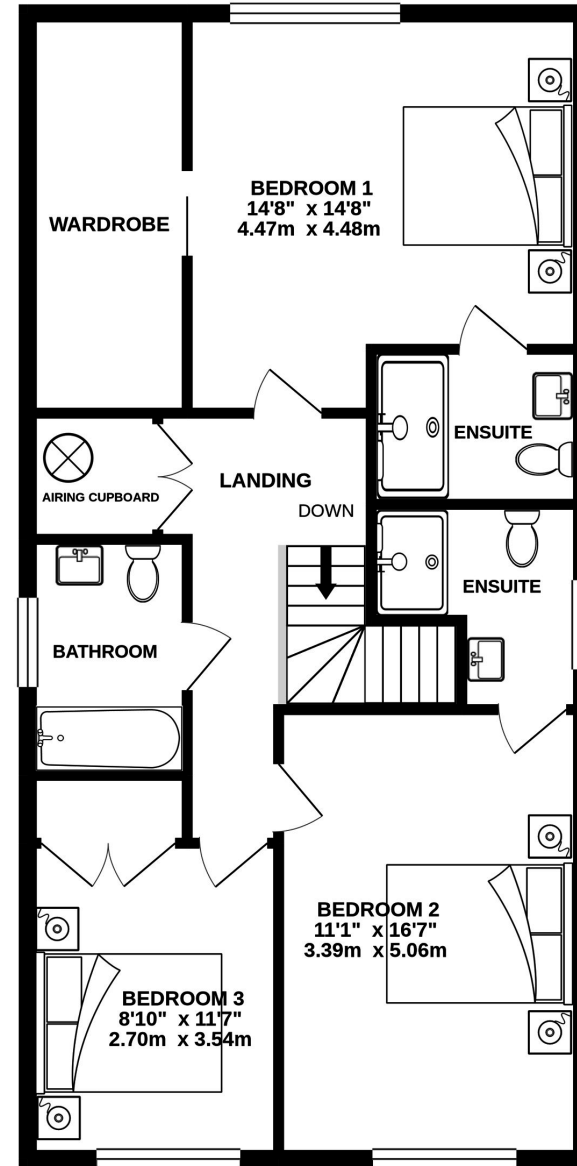
GROUND FLOOR
738 sq.ft. (68.6 sq.m.) approx.

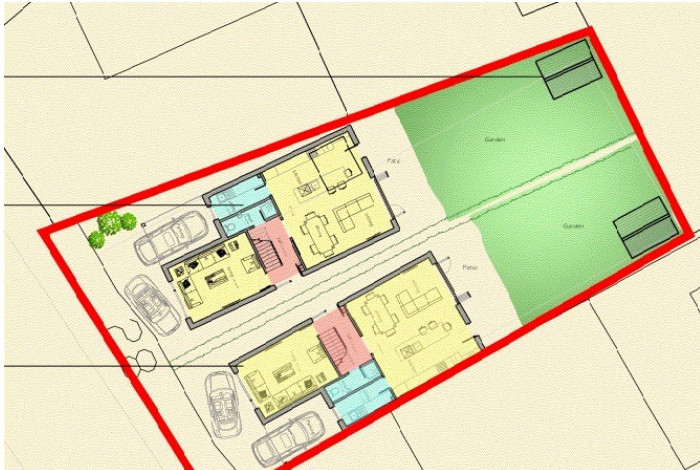
TOTAL FLOOR AREA : 1596 sq.ft. (148.3 sq.m.) approx.

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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1ST FLOOR
858 sq.ft. (79.7 sq.m.) approx.





DIRECTIONS

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

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Awaiting EPC Report

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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