


Hellards



At home in Alresford

1 Stable Cottage, Tichborne Down

ALRESFORD, HAMPSHIRE, SO24 9PA

Guide Price £599,950

- Grade II Listed former Stable Building
- Contemporary Styling Throughout
- Located on Southern Edge of the Town
- Beautiful Lawned Garden
- Parking for Three Cars

A stunning Grade II listed cottage located close to the golf course on the southern edge of the town. The property has a good amount of versatile accommodation and has been extended on the ground floor to create a spacious kitchen/dining room. To the rear is a beautiful, mature garden and parking for three cars.

The property is approached via wooden gates, which open to a charming courtyard garden, with access to the house and through to the rear garden. The front door opens to the spacious reception hall, which has wooden flooring and is open-plan to the sitting room, with its wood burning stove and French doors to the garden. A door opens to a cosy family room/snug and through to the kitchen/dining room, which has been recently refitted by Harvey Jones with a range of storage units, quartz work surfaces and twin bi-fold doors, which open to the garden. In addition there is a utility room and cloakroom, located off the kitchen, all three rooms feature natural stone flooring with underfloor heating.





Upstairs, on the first floor, are three double bedrooms. The principal bedroom has a window facing south, built-in wardrobes and an en-suite shower room. The second bedroom has built-in wardrobes. Bedrooms two and three have windows overlooking the garden. The family bathroom has a white suite. The whole property has been repainted throughout.

Outside, the pretty rear garden is mainly laid to lawn with a selection of flower and shrub borders, a garden shed and a paved seating terrace adjoining the house. A gate at the end of the garden leads through to a parking area, with space for three cars.

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.

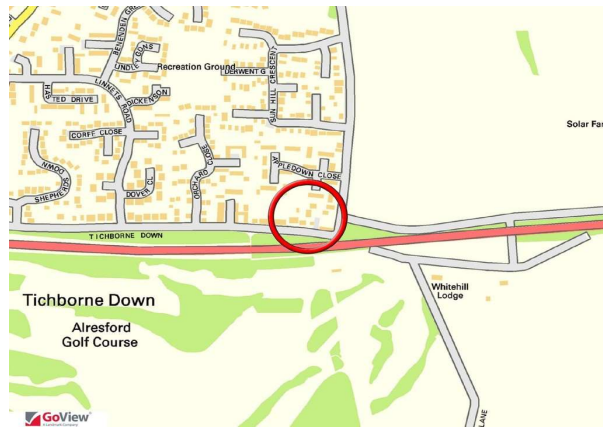
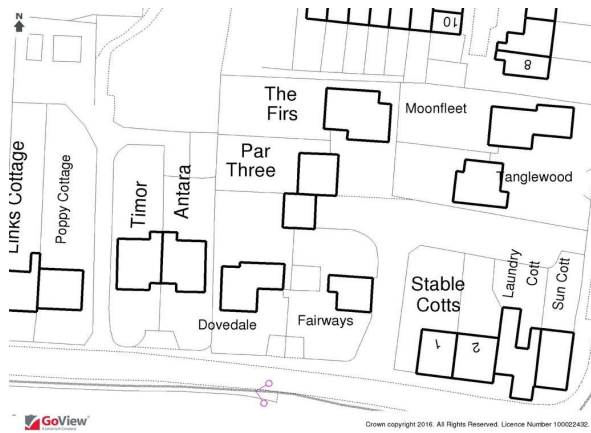


SERVICES

We understand that mains gas, electricity, water and drainage are connected.

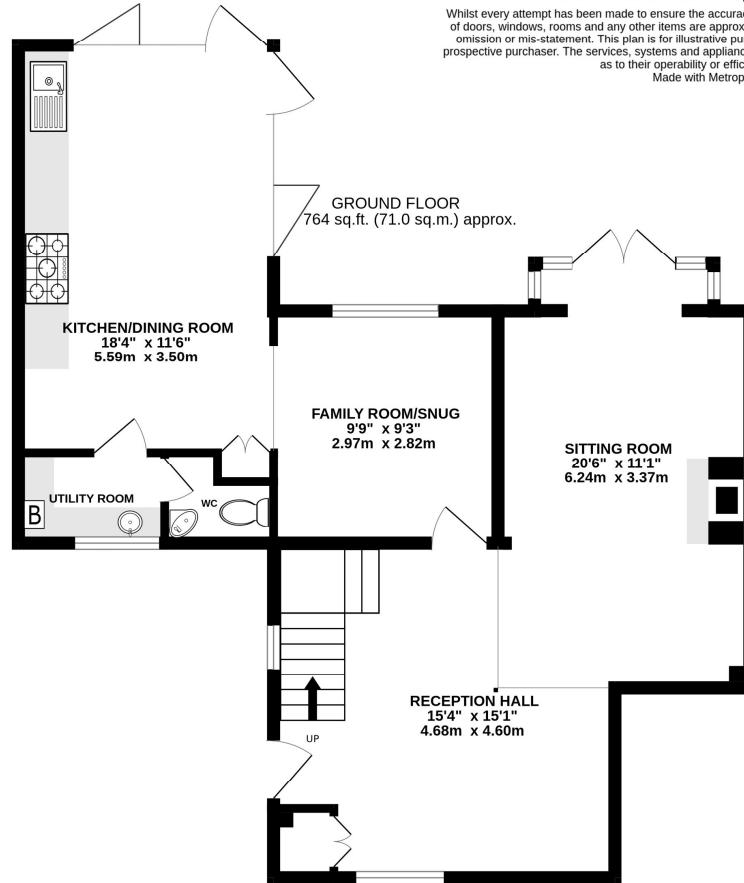
LOCAL AUTHORITY INFORMATION

Winchester City Council
Council Tax Band: E

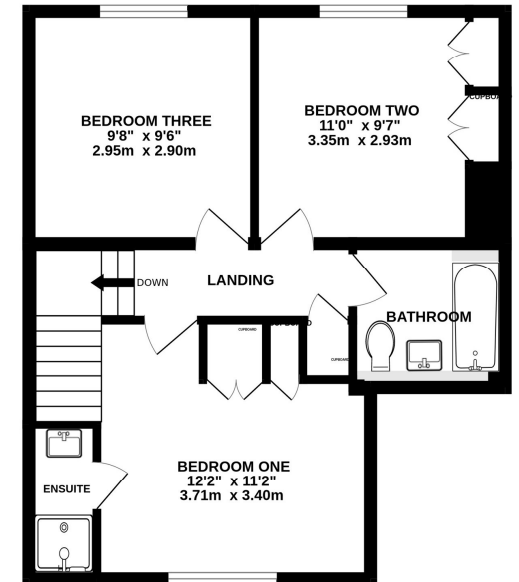


TOTAL FLOOR AREA : 1255 sq.ft. (116.6 sq.m.) approx.

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.
Made with Metropix ©2023



1ST FLOOR
491 sq.ft. (45.6 sq.m.) approx.



Energy Efficiency Rating

	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	

No. 11 Broad Street, Alesford, Hampshire, SO24 9AR
01962 736333
sales@hellards.co.uk | hellards.co.uk

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.

