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At home in Alresford

Melrose Cottage, 7 Orchard Dean

ALRESFORD, HAMPSHIRE, SO24 9DE

Guide Price £612,500

- Immaculate Three Bedroom Home for the Over 55's
- Short walk to the shops on West Street
- Low Maintenance Private Rear Garden
- Main Bedroom with En-Suite Shower Room
- Ground Floor Wet Room
- Sitting Room, Separate Dining Room and Conservatory
- Fitted Kitchen with Built in Appliances
- Gated Car Port and Additional Visitor Parking

A light and airy home in a small development of just twelve properties designed for the over 55's situated in the centre of the town. Melrose Cottage occupies an elevated position with the benefit of having a short walk, via a secure gated access, through to Bakehouse Yard and West Street, making this an ideal home for someone needing to be really close to the shops and facilities in the town centre. Bus services to Winchester, Alton and Petersfield are readily available just a few minutes' walk away.

The property was built in 2005 by Archstone Developments and is immaculately presented throughout. The front door opens to the entrance hall, where there is a cloakroom with a wetroom shower, wc and wash hand basin. Stairs lead to the first floor, with a storage cupboard below. To the front of the property is the kitchen, which has a range of fitted storage units, worksurfaces and integrated appliances. The dining room is off the kitchen, with plenty of space for a table and chairs. Double doors open to the conservatory, which enjoys a lovely outlook over, and access to, the garden. A door from the entrance hall opens to the spacious sitting room, which has an electric fire in an attractive fireplace surround, and French doors leading to the garden.





Upstairs, the principal bedroom has built-in wardrobes, with a door leading to the en-suite shower room, which is fitted with a modern white suite. The second bedroom also has a fitted wardrobe, and there is a third bedroom, which could easily double as a hobbies room/study. Off the landing is a bathroom, fitted with a white suite.

Outside, the garden enjoys privacy and seclusion. It has been designed to be low-maintenance and includes a paved seating area, a selection of flower and shrub borders, a garden shed enclosed by close board fencing and a flint rear wall. The secure parking area is located nearby, with access via an electronic key fob, with the parking being under cover in a car barn. There is visitors' parking at the top of the close.

A quarterly charge covers the upkeep of the scheme, including the maintenance of the road, the front gardens, window cleaning and exterior decorating as well as paying for the buildings insurance and a sinking fund to cover future liabilities.

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.



DIRECTIONS

From our offices in Broad Street, proceed down West Street and, at the bottom of the hill, turn right into the Dean. Orchard Dean will be found after a little way on the right hand side. Melrose Cottage is located at the top in the middle as the road bends round to the right.

SERVICES

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

LOCAL AUTHORITY INFORMATION

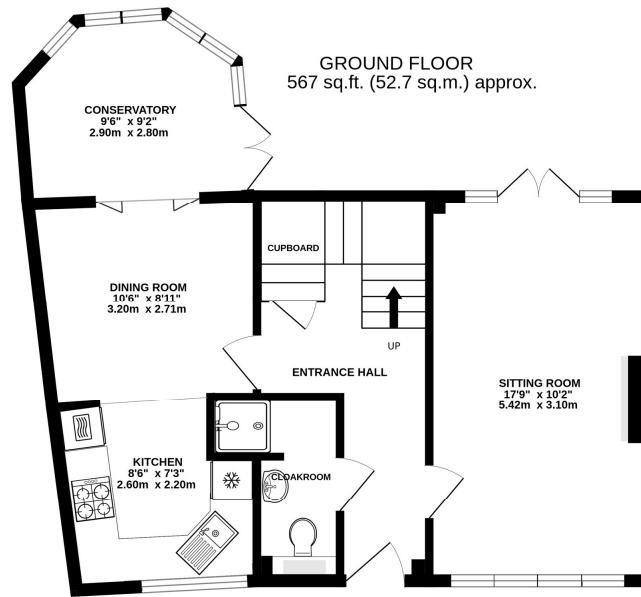
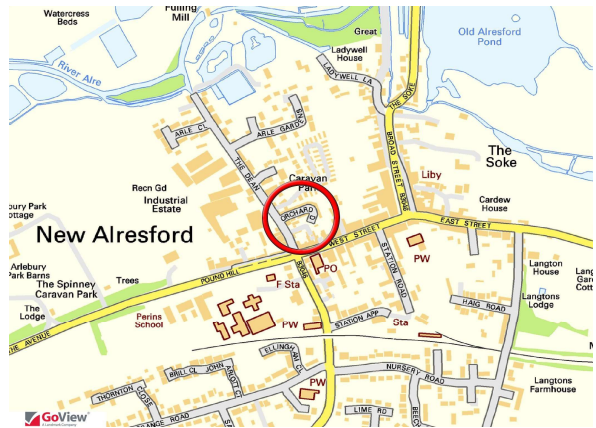
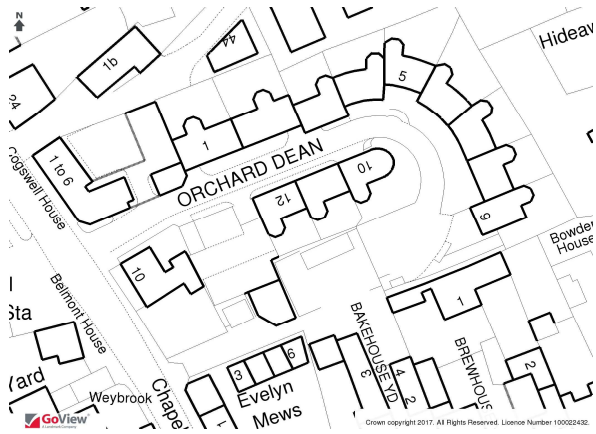
Winchester City Council
Council Tax Band: D

SERVICE CHARGE

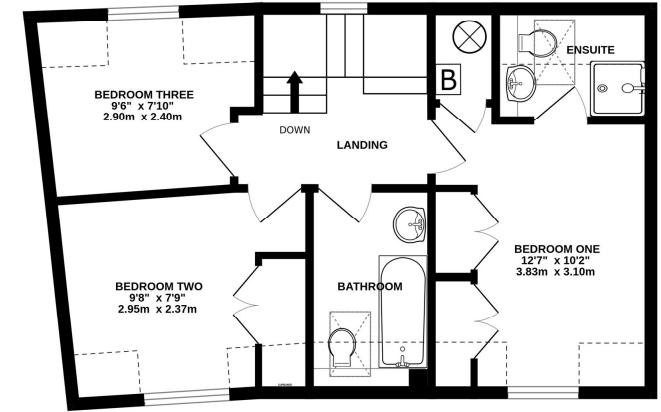
An annual charge covers the maintenance of the road, front gardens, window cleaning, exterior decorating, buildings insurance and a sinking fund to cover future liabilities. The annual figure for 2023 is £3,835.76, split into quarterly instalments. Orchard Dean is managed by Broadleaf Management Services.

GROUND RENT

The annual ground rent is £339.00, split into 2 equal instalments.



GROUND FLOOR
567 sq.ft. (52.7 sq.m.) approx.



1ST FLOOR
494 sq.ft. (45.9 sq.m.) approx.

TOTAL FLOOR AREA : 1061 sq.ft. (98.6 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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C	78	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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.

