



At home in Alresford

2 Down Gate

ALRESFORD, HAMPSHIRE, SO24 9JB

Guide Price £650,000

- Well-Presented Family House
- Quiet Cul-de-Sac in Popular Residential Area
- Kitchen/Breakfast Room & Garden/Dining Room
- Four Bedrooms, Two Bath/Shower Rooms, Cloakroom
- Tandem Length Garage and Driveway Parking
- Attractive Rear Garden

A well-presented four bedroom family home, located in a quiet cul-de-sac in a popular residential area, about a 15 minute walk to the town centre. The property has a light and airy feel, with a large sitting room, a through kitchen/breakfast room and a spacious garden/dining room. There is good driveway parking, an attractive rear garden, and a long tandem length garage, which offers scope for further accommodation, subject to planning and building regs approval.

The house is approached via a path to the front door, which opens to the entrance hall. There is an understairs cupboard and stairs leading up to the first floor, a cloakroom and small utility room. Glazed double doors open to the generously proportioned sitting room, which features French doors to the garden and a fire surround with a wood-burning stove. The kitchen features a range of fitted units and drawers, with solid wood worktops and a breakfast bar. A wide opening leads through to the garden/dining room, with French doors to the garage and a further door to the garage.

On the landing, an airing cupboard houses the hot water cylinder. The main bedroom has wall-to-wall built-in wardrobes and its own en-suite shower room, with a white suite. Bedrooms 2 and 3 are both double rooms, with views over the garden.





Bedroom 4 is used as a study, and has fitted oak furniture. The family bathroom has a white suite, which includes a P-shaped shower/bath.

There is access to the rear garden on the right hand side of the house. A path to the left of the house allows access to a door in the side of the garage. A paved seating terrace adjoins the rear of the house, with steps leading up to the main part of the garden, which is laid to lawn with flower & shrub borders. Further steps lead up to a raised level, where there is a greenhouse.

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 mains gas, electricity, water and drainage are connected.

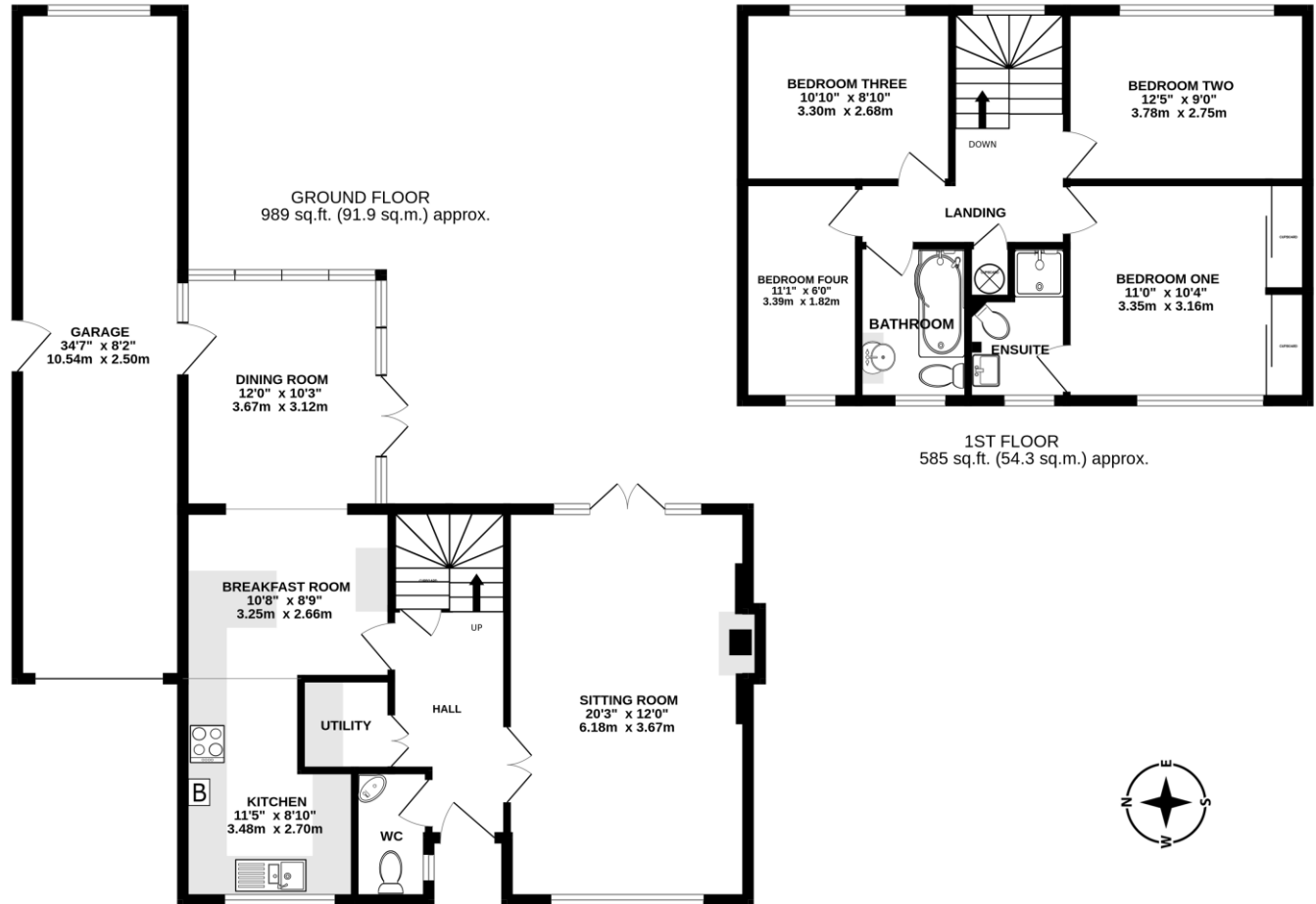
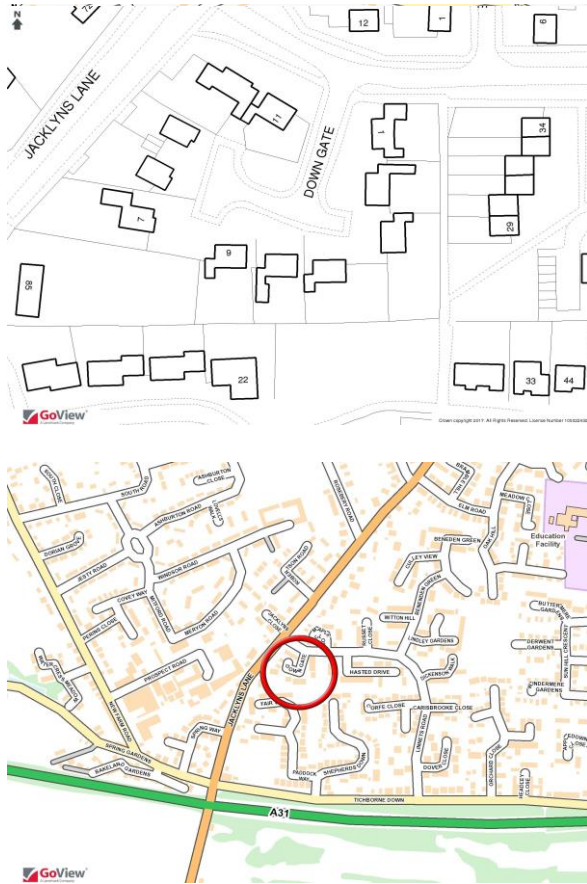
LOCAL AUTHORITY INFORMATION

Winchester City Council
Council Tax Band: F

DIRECTIONS

From our office in the centre of Alresford proceed down West Street and, at the junction at the bottom of the hill, turn left into Jacklyns Lane. Go under the railway bridge, up the hill and down the other side and then take the first turn on the left into Linnets Road. Turn right into Down Gate where No.2 is the second house on the left hand side.





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	84
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
68	
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.

