

  
Hellards



*At home in Alresford*

# 12 Meadow Close

ALRESFORD, HAMPSHIRE, SO24 9LA

## Guide Price £545,000

- Well-Maintained Detached Bungalow
- Quiet Cul-de-Sac Location
- Additional Study/Bedroom
- Garage and Driveway Parking
- Attractive Westerly-Facing Garden
- No Onward Chain

A well-presented 2/3 bedroom bungalow set in a secluded position at the head of a popular cul-de-sac, conveniently located for the town centre, which is a short walk away. There is an attractive, westerly-facing garden, garage and driveway parking. The property has been extended to the rear of the garage to create an additional bedroom/study and a utility area. Offered for sale with the benefit of no onward chain.

The bungalow is approached from the driveway, with a door opening to an enclosed porch and on into the hallway. The spacious sitting room features a modern gas fireplace and picture window, which overlooks the garden. The light filled kitchen has a range of fitted units and drawers, with worktops and tiling above and a new fitted double oven. A door leads through to the utility room, from where there is access to the garden, to the garage and to a third bedroom/study/hobbies room.

Off the hall, there are two double bedrooms, which overlook the front garden. The larger bedroom has fitted wardrobes. The bathroom features a white suite comprising a corner shower enclosure, wash hand basin and wc.





A block paved driveway leads to the garage, which has an up-and-over door, and personal door to the utility room. The rear garden is westerly-facing. A small terraced area against the house is a perfect spot to enjoy the afternoon and evening sun.

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.

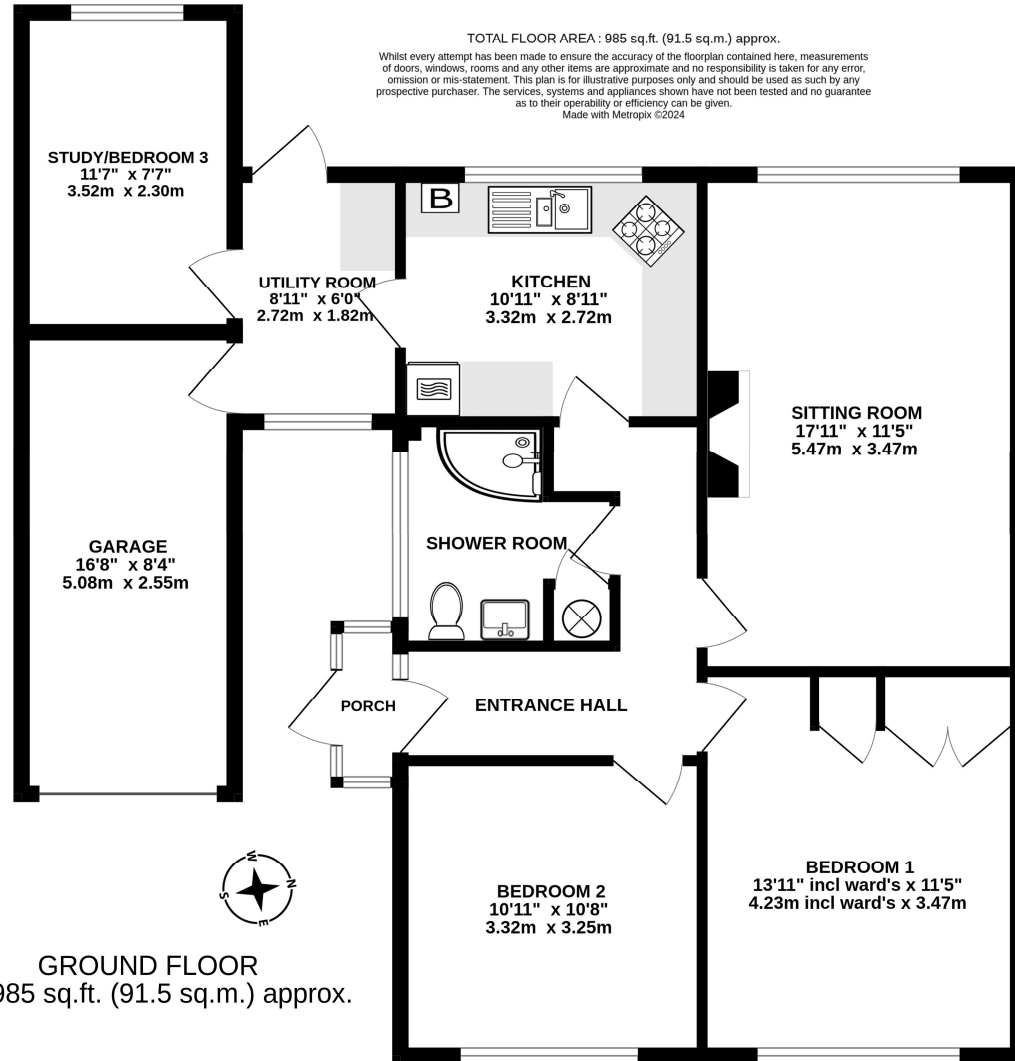
## **LOCAL AUTHORITY INFORMATION**

Winchester City Council  
Council Tax Band: D

## **DIRECTIONS**

From our office in the centre of the town head down West Street (in the direction of Winchester). At the bottom of West Street turn left into Jacklyns Lane. Proceed along going under the bridge, then up the hill and at the brow of the hill turn left into Elm Road. Proceed ahead and at the end turn left into Oak Hill. Turn right into Meadow Close and follow the road round to the right where No.12 will be found on the right hand side.





**GROUND FLOOR**  
985 sq.ft. (91.5 sq.m.) approx.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) <b>A</b>	85
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England, Scotland & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92-100) <b>A</b>	83
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England, Scotland & 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.

