



*At home in Brighton*



# 4 Woodlark Cottages, Bighton

ALRESFORD, HAMPSHIRE, SO24 9RE

## Guide Price £575,000

- Delightful semi-detached house
- Beautiful rural views
- Sought after village location
- Ample off street parking & garage
- Well maintained front & rear gardens
- Two reception rooms

This delightful 3 bedroom semi-detached home enjoys a prime position in the heart of the highly coveted village of Bighton, on the outskirts of Alresford. Enjoying picturesque countryside vistas both at its front and rear, the property exudes charm and tranquillity.

The property benefits from a slightly elevated position, making the most of the stunning rural views, and is set back from the road, allowing for a good amount of privacy. The property is accessed via a driveway that runs alongside a beautifully maintained lawn. Upon crossing the threshold, you are welcomed into an entrance hall, setting the tone for the inviting ambiance. To your left is a spacious double-aspect sitting room that enjoys views over both the front and rear gardens, while to the right, a door invites you into a light filled dining room, perfect for hosting, and through into a well-appointed kitchen with a variety of both base and eye-level units. To the right of the kitchen, a door leads through to a convenient boot room, WC, utility room and on through to the attached single garage.

The first floor accommodation is accessed via stairs that lead up from the entrance hall and includes a spacious landing, two double bedrooms, each with built in wardrobes and views of the countryside at the front of the property, and a slightly smaller third bedroom with views over the rear garden. All bedrooms are serviced by a modern shower room.







Outside, the property presents extensive off-road parking on the driveway leading to the garage. Alongside the driveway, a meticulously manicured lawn with a mix of flower beds, mature shrubs and a picturesque cherry tree. The rear garden is a verdant oasis, boasting a patio terrace perfect for alfresco dining. Predominantly laid to lawn, the garden is enveloped by mature foliage and overlooks open fields, offering a serene retreat. Additionally, the garden is equipped with a shed, workshop, and greenhouse, catering to a variety of outdoor pursuits.

Bighton has a thriving community, centred around the village hall and pub. The town of Alresford lies 2.2 miles away. Alresford is a beautiful Georgian town known for its variety of independent shops, restaurants and a variety of pubs 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 just a few miles away and there is easy access to the south coast, the midlands and London via the road network. There is mainline rail access to London from Winchester, Alton and Basingstoke.

### **SERVICES**

Mains water and electricity connected. Oil fired central heating. Private drainage shared septic tank, managed by the council.



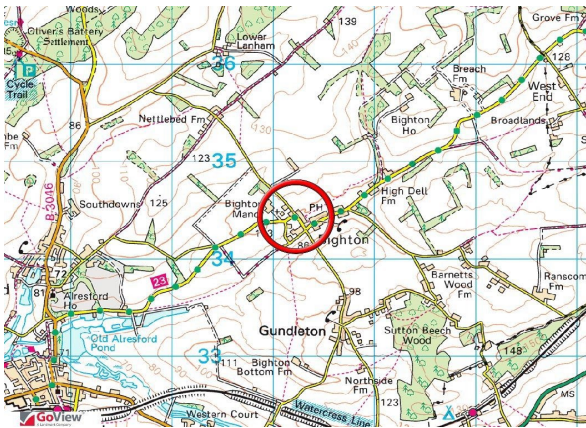
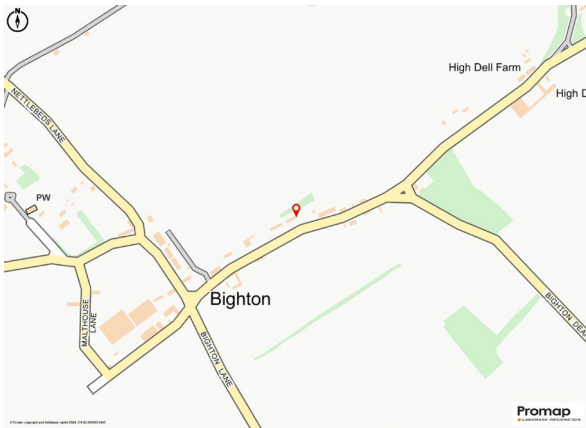
### **LOCAL AUTHORITY INFORMATION**

Winchester City Council  
Council Tax Band: D

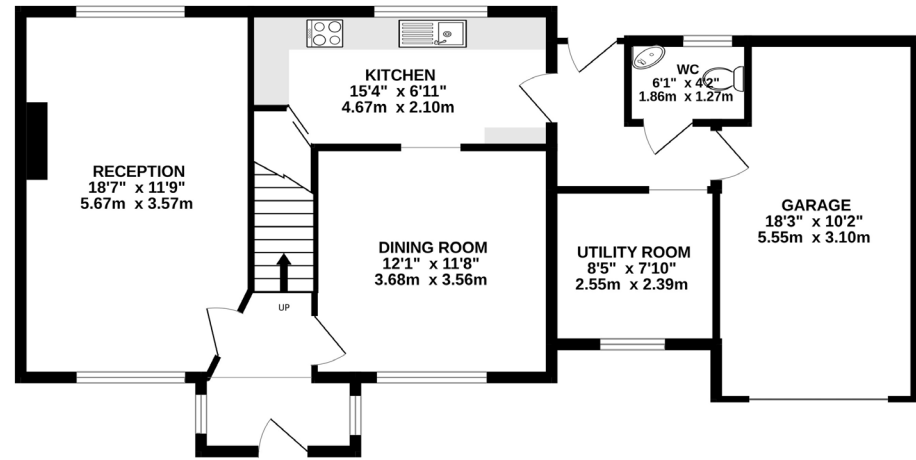
### **DIRECTIONS**

From our office in Broad Street, continue down through The Soke and proceed for a short distance and then turn right towards Bighton. Continue along Bighton Lane towards the village and past The Three Horseshoes on the left hand side. Just past the pub is a row of cottages and number 4 is the last house on the left.

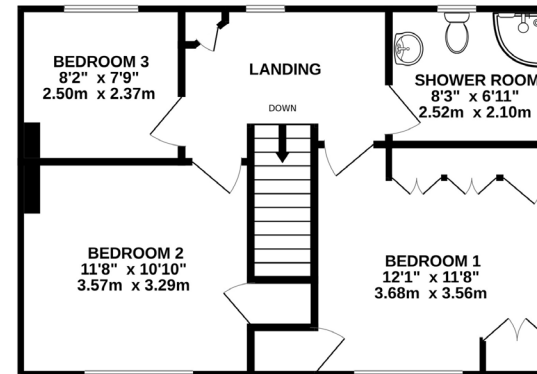




GROUND FLOOR  
823 sq.ft. (76.4 sq.m.) approx.



1ST FLOOR  
499 sq.ft. (46.3 sq.m.) approx.



TOTAL FLOOR AREA : 1322 sq.ft. (122.8 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)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		76
(55-68)	<b>D</b>	58	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
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.

