


Hellards



At home in Alresford

Carey Down, New Farm Road

ALRESFORD, HAMPSHIRE, SO24 9QH

Guide Price £1,095,000

- Four Bedroom Detached House
- Generous Plot with Attractive Garden
- Edge of Town Location with Countryside Views
- Garage, Carport and Good Parking
- Plenty of Versatile Accommodation
- No Onward Chain

On the market for the first time in 50 years, Carey Down occupies a wonderful half acre plot on the edge of the town, with a south-westerly facing garden and beautiful countryside views. It is one of the few remaining undivided plots in New Farm Road, providing an opportunity to create a larger modern family home, subject to planning permission. The property is offered for sale with the benefit of no onward chain.

The house is approached from the driveway, with a covered porch and front door opening to the entrance hall, where there is a built-in coats cupboard. To the left is the open-plan sitting/dining room, which is L-shaped and has a fireplace and sliding doors to the garden. Beyond is the conservatory, with French doors to the garden. The kitchen features an AGA cooker and a range of fitted kitchen units and walk-in larder cupboard. An opening leads to the utility room, and a door to the rear garden. There is a family room/study, a ground floor double bedroom and a cloak/shower room.

Upstairs, there is a loft access hatch on the landing. There are three double bedrooms, and a bathroom with airing cupboard housing the hot water cylinder.





To the front of the property, there is a gravelled driveway allowing plenty of parking. There is a covered carport and workshop/storeroom, as well as a long garage. The rear garden enjoys a high degree of seclusion and is mainly laid to lawn, with mature trees, shrub beds and borders. With its south-westerly, sunny aspect, the garden enjoys far-reaching views over fields in the direction of Winchester.

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 water, gas, electricity and mains drainage are all connected.

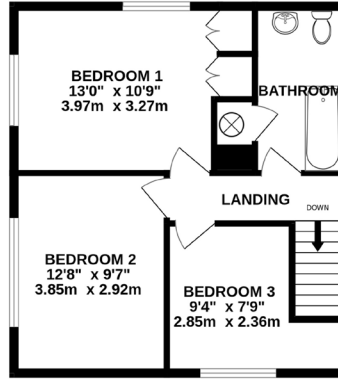
LOCAL AUTHORITY INFORMATION

Winchester City Council
Council Tax Band: G

DIRECTIONS

From the centre of Alresford, proceed west along The Avenue and then take the second turning left into New Farm Road. Follow the road for 500m, and Carey Down will be found on the right hand side.



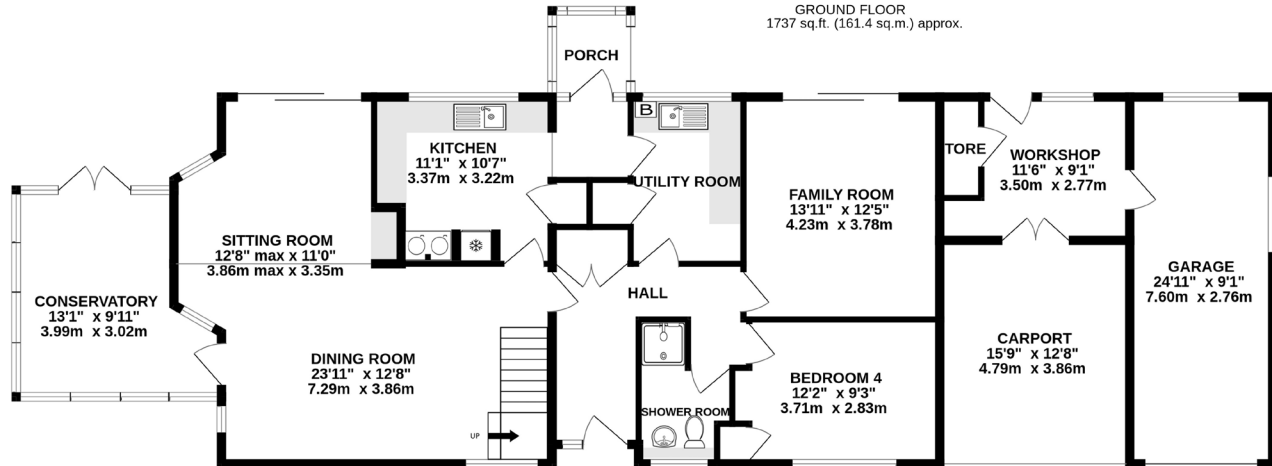
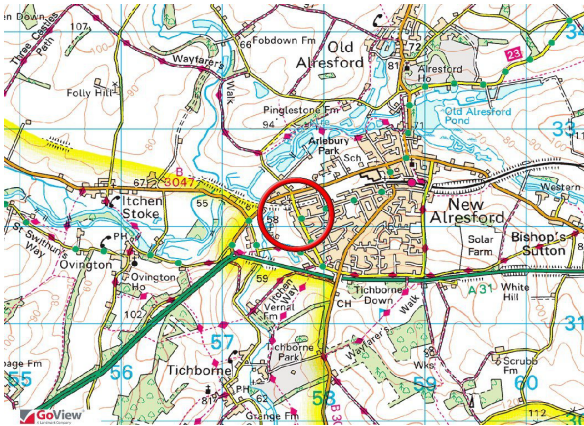


1ST FLOOR
482 sq.ft. (44.8 sq.m.) approx.



TOTAL FLOOR AREA : 2219 sq.ft. (206.2 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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GROUND FLOOR
1737 sq.ft. (161.4 sq.m.) approx.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	72	
(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.

