


Hellards



At home in Alresford

16a Witton Hill

ALRESFORD, HAMPSHIRE, SO24 9PT

Guide Price £650,000

- Beautifully presented family home built in 2018
- 3 double bedrooms + loft room
- Open plan kitchen/living/dining room + snug
- 2 Bathrooms
- Enclosed rear garden with timber framed outbuilding
- Popular cul-de-sac location
- Driveway Parking
- NO ONWARD CHAIN

Located in a popular residential area on the outskirts of Alresford, this property is beautifully presented throughout and, with three double bedrooms, two bathrooms, as well as a versatile loft room, makes for the perfect family home. The property is accessed via a driveway, with space for at least 2 cars, that leads to a covered storm porch. Once inside you will instantly notice how stylish and spacious the interior is. To your left is a cozy snug, currently used as a study, and a utility room complete with a range of built in storage units. To your right is a cloakroom, convenient storage cupboard, perfect for coats and shoes, and stairs leading up to the first floor accommodation. Straight ahead, the entrance hall leads you into the heart of the home, which is the open plan living/kitchen/dining room with bi-fold doors opening onto the garden. The modern fitted kitchen comes complete with built-in appliances as well as an island/breakfast bar and a range of base and eye level units. There's plenty of space for a family sized dining table and a comfortable lounge area perfect for relaxing nights in.





The first floor accommodation is equally impressive with three double bedrooms, two of which have built in wardrobes and the master bedroom benefitting further from an en-suite shower room. There is also a stylish family bathroom servicing the two other bedrooms. The property also benefits from a versatile loft room, that is accessed via a staircase leading up from bedroom 3. The loft room would be suitable for a variety of uses such as a study or den and even has it's own wc, as well as a separate storage area that contains the boiler and water tank. Outside, to the rear of the property, there is a well presented enclosed garden with large patio, an area laid-to-lawn and a brilliant timber framed out building with seating area, perfect for al fresco dining and entertaining.

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 all mains services are connected

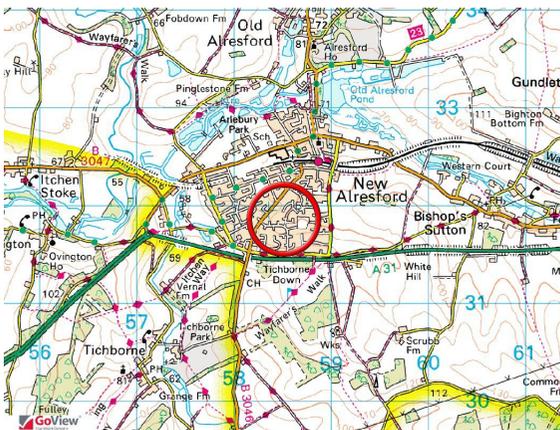
LOCAL AUTHORITY INFORMATION

Winchester City Council

Council Tax Band: E

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 take the first turn on the left into Linnets Road. Take the third road on the left hand side (Benenden Green). No.16a is the last property on the right hand side.



TOTAL FLOOR AREA: 1397 sq ft. (129.8 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) | A | | 91 |
| (81-91) | B | 82 | |
| (69-80) | C | | |
| (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.

