


Hellards



At home in Alresford

The Lilacs, Haig Road

ALRESFORD, HAMPSHIRE, SO24 9LX

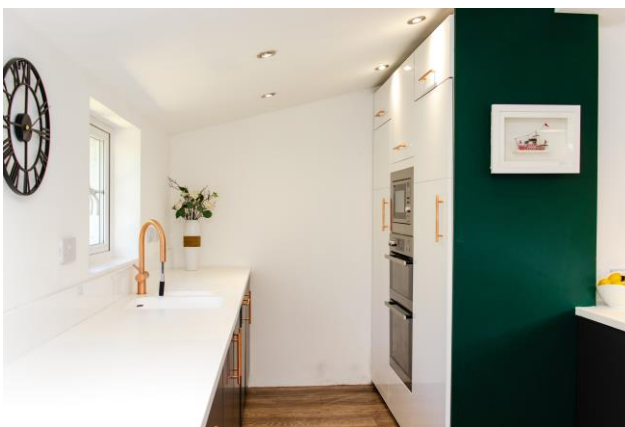
Guide Price £745,000

- Individual, Detached Colonial-Style House
- Convenient Central Alresford Location
- Two-Three Bedrooms and a Bathroom
- Open-Plan Kitchen/Dining/Living Space
- Fully Renovated throughout
- Excellent Driveway Parking
- Secluded, Southerly-Facing Garden

Tucked away in a tranquil setting, this individual, modernised, colonial-style property benefits from having a secluded, southerly facing garden and good parking. The Lilacs has been beautifully fully renovated and is ideal for anyone looking for ground floor living, with further accommodation available on the first floor. It is conveniently located for the town centre, which is just a few minutes' walk away via a pathway linking Haig Road with the church, and to the top end of Broad Street.

The property is found at the end of Haig Road, and is approached from the driveway. A door from the enclosed entrance porch opens to the modern kitchen, which features a range of elegantly fitted units and drawers, with worktops and built-in appliances. The kitchen is open to the dining room and sitting room, creating one large open-plan living/entertaining space. Views of the garden can be enjoyed from the box window in the sitting room.

Off the inner hall is the main bedroom, which also enjoys views of the garden. The bathroom features a white suite, and there is a second bedroom/study on the ground floor.





Stairs from the hall lead up to the first floor, which has restricted head height in places. The main space is given over to a large bedroom, and walk-in wardrobe, with a lovely view of the garden. There is a cloakroom with a wc and wash hand basin.

Outside, the gravelled front garden allows parking for several cars, which is unusual in the centre of Alresford. A path to the side of the property leads through to the attractive, southerly-facing garden, which enjoys a high degree of privacy and seclusion. There is a paved area adjoining the rear of the property, with the remainder laid to lawn with flower and shrub borders. There is a summer house at the far end.

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

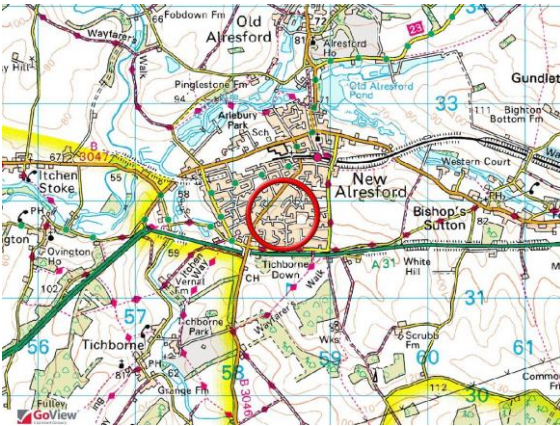
LOCAL AUTHORITY INFORMATION

Winchester City Council

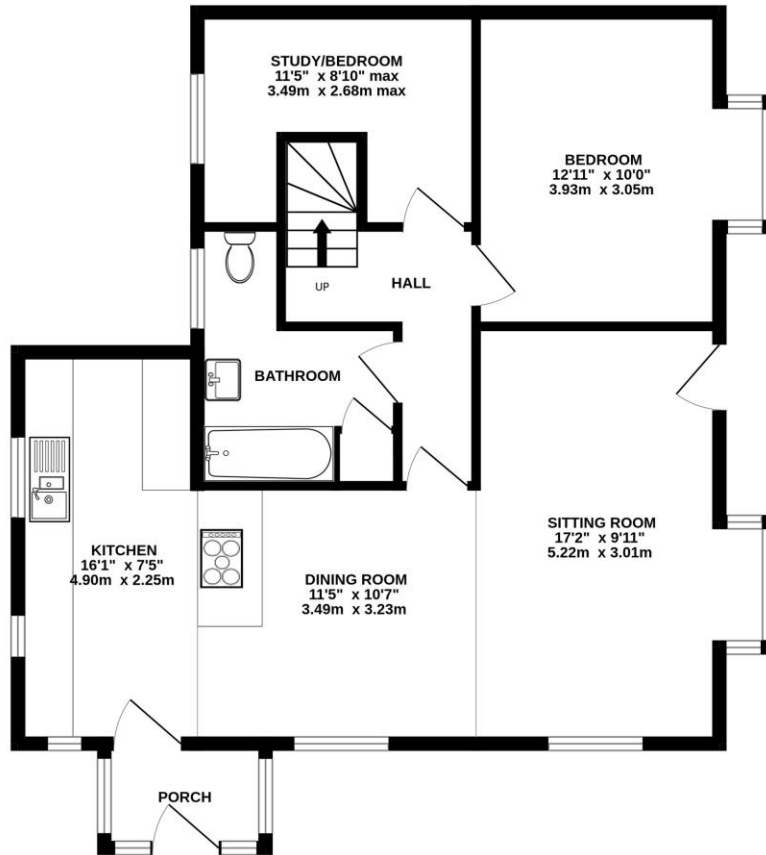
Council Tax Band: E

DIRECTIONS

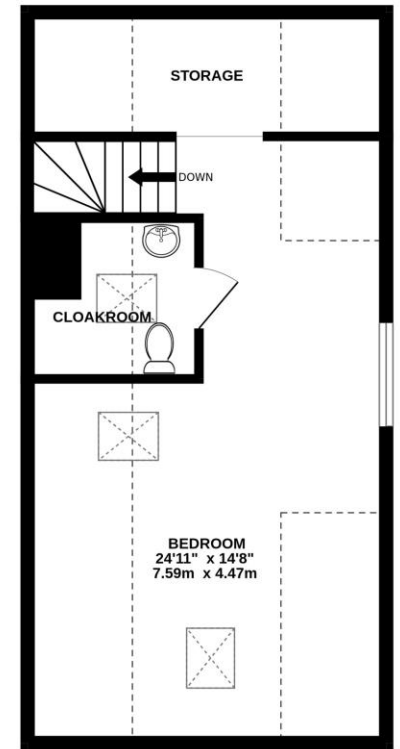
From our office in Broad Street, turn left into East Street and proceed in the direction of Bishops Sutton. At the end of the long terrace on East Street, turn right into Sun Lane. Haig Road is the first road on the right. The Lilacs is the last house on the left hand side.



GROUND FLOOR
812 sq.ft. (75.4 sq.m.) approx.



1ST FLOOR
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA: 1248 sq.ft. (116.0 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		
(81-91)	B		85
(69-80)	C	76	
(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.

