


Hellards



At home in Alresford

Fairlight Villas, 68 The Dean,

ALRESFORD, HAMPSHIRE, SO24 9BD

Guide Price £750,000

- Impeccably-Presented Period Home
- Convenient Central Alresford Location
- Moments from The Millennium Walk and River Arle
- Two Bedrooms and Two Bath/Shower Rooms
- Light and Airy Feel Throughout
- No Onward Chain

An impeccably-presented period home, conveniently located in the centre of Alresford, moments from the River Arle and the popular riverside millennium walk. The house has been fully renovated from top to bottom and extended by renowned builders, R W Armstrong, it has a light and airy feel throughout. The rooms on the ground floor flow naturally into each other, giving the house a relaxed, open-plan atmosphere. A comfortable kitchen/dining space, with French doors leads directly onto the garden, which offers a private and secluded space for relaxation.

A wrought-iron gate from The Dean opens to the front garden, with a path leading to the house. The front door of the house opens to the hall, from where stairs go up to the first floor. The sitting room has a smart bay window overlooking The Dean, a fireplace, and built-in storage. Oak flooring connects through to the dining room, where there is another fireplace, built-in alcove storage and an understairs cupboard housing the hot water cylinder and access to the cellar. Double doors from the dining room open to the kitchen/breakfast room, which features bespoke painted kitchen units, granite worktops, an electric AGA and integrated Miele appliances. A pair of rooflights allow natural light to flood in, and French doors open to the garden. Off the kitchen is a cloakroom and utility room, with a door to the garden.





Upstairs, the main bedroom has windows overlooking The Dean and a pair of fitted wardrobes. The en-suite shower room features a modern white suite. The second bedroom has a fitted wardrobe and a lovely view of the garden. The bathroom has a modern white suite.

Outside, a gate to the side of the house leads through to the delightful rear garden, where there is a paved terrace adjoining the rear of the house, and a lawn running the length of the garden, bordered by mature shrub beds.

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

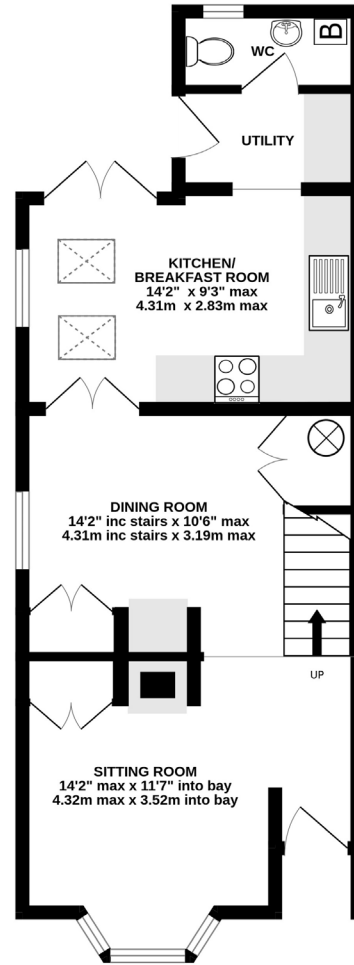
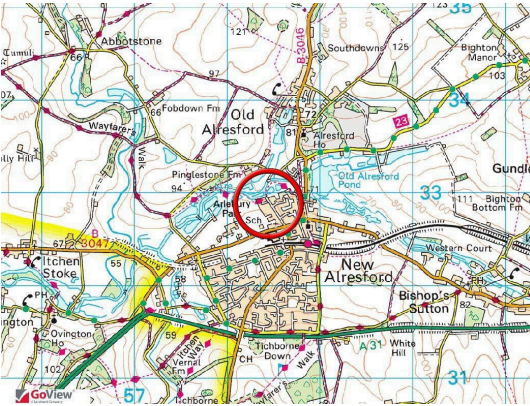
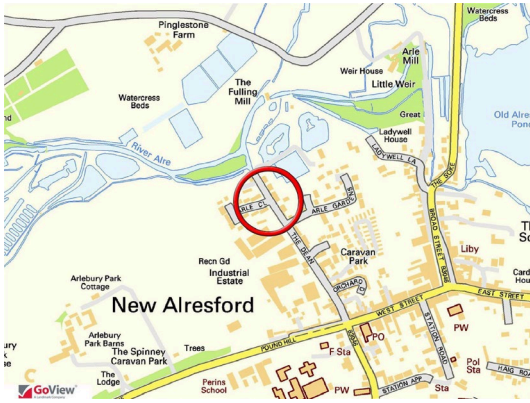
We understand that all mains services are connected.

LOCAL AUTHORITY INFORMATION

Winchester City Council
Council Tax Band: C

DIRECTIONS

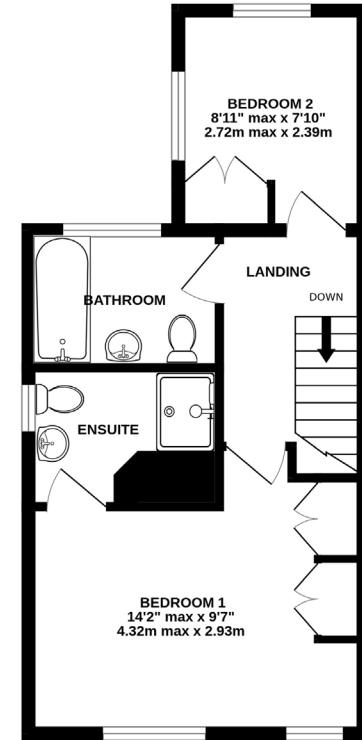
From our office in the centre of Alresford, proceed down West Street in the direction of Winchester. At the cross roads at the bottom of West Street turn right into The Dean. No. 68 will be found towards the end on the right hand side.



GROUND FLOOR
479 sq.ft. (44.5 sq.m.) approx.

TOTAL FLOOR AREA : 845 sq.ft. (78.5 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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1ST FLOOR
366 sq.ft. (34.0 sq.m.) approx.

Awaiting EPC

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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.

