



At home in Alresford

12 Salisbury Road

ALRESFORD, HAMPSHIRE, SO24 9HG

Guide Price £695,000

- Spacious Detached Bungalow
- Conveniently Located for the Town Centre
- Sunny Aspect South-West Facing Garden
- Three Double Bedrooms
- Through Sitting/Dining Room
- Driveway Parking and Detached Garage

A spacious bungalow set on an excellent 0.3 acre overall plot, with good parking, a garage, and a lovely south-west facing garden with distant views. The accommodation comprises a combined sitting/dining room, kitchen, three double bedrooms and a bathroom. Salisbury Road is a sought-after, tree-lined road, conveniently located for the town centre, which is a short walk away.

The bungalow is approached from the driveway, with the front door opening to the hallway. On the right is the spacious living room, with space combining sitting and dining rooms. A door opens to bedroom 2, which is a double room with a window overlooking the garden. Bedroom 1 is located at the front of the property, with a wardrobe housing the gas boiler. Bedroom 3 enjoys views of the garden. The bathroom is situated off the hall, and has a white suite. The kitchen/breakfast room is at the rear of the bungalow, and has a range of kitchen units and drawers, with worktops above, a built-in electric eye-level oven and gas hob. There is a porch to the side of the kitchen, allowing access to the garden. There is a large loft space, which is accessible via a loft hatch with a fold-down ladder, located in the hall.





The property is set behind a fence, with wrought-iron gates opening to the driveway, and the single garage, which has an electric up-and-over door. The sizeable rear garden faces south-west and enjoys an open, sunny aspect. A paved terrace adjoins the rear of the bungalow, and there is a summer house, an ornamental pond with a Japanese-style bridge, a large lawn and some vegetable 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 mains gas, electricity, water and drainage are connected.

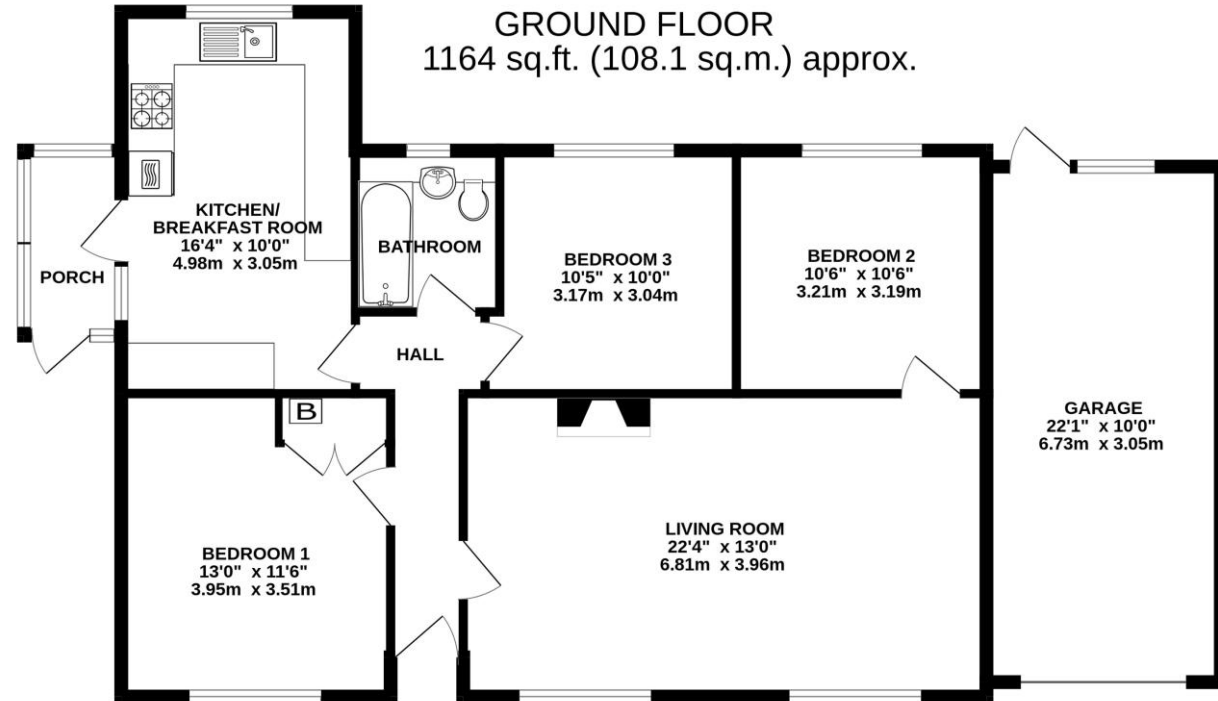
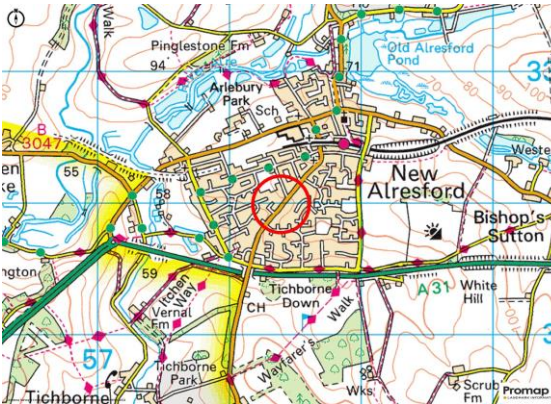
LOCAL AUTHORITY INFORMATION

Winchester City Council
Council Tax Band: E

DIRECTIONS

From the centre of Alresford, proceed down West Street and turn left into Jacklyn's Lane (sign-posted to Cheriton). At the brow of the hill turn right into Salisbury Road. No. 12 will be found on the left hand side.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	65	
(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.

TOTAL FLOOR AREA : 1164 sq.ft. (108.1 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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