


Hellards



At home in Alresford

Wildside, 22 Grange Road

ALRESFORD, HAMPSHIRE, SO24 9HB

Guide Price £1,000,000

- Substantial Family House in Popular Residential Road
- Large Open-Plan Kitchen/Dining Room Space
- Four/Five Bedrooms and Four Bath/Shower Rooms
- Large, Secluded Garden
- Double Garage and Excellent Parking
- No Onward Chain

A substantial four-five bedroom family house, located in a popular residential area, within easy walking distance of the town centre. The property has been extended on the ground and first floors to create a huge open-plan kitchen/dining room and additional bedroom space. There is a large, secluded garden to the rear, and a detached double garage and generous driveway parking to the front. The property is offered for sale with the benefit of no onward chain.

The house is approached from Grange Road, with the front door opening to an entrance hall, with stairs to the first floor. On the left, a door opens to the large kitchen/dining room, which has twin sets of French doors opening to the garden terrace. This stunning room features a large range of kitchen units and drawers, with worksurfaces and a matching island unit. Built-in appliances include a full-height fridge and separate freezer, and twin ovens. The square sitting room is located on the other side of the hall, where there is also a study/bedroom five, a shower room and utility.

Upstairs on the first floor, there are four double bedrooms and three shower/bathrooms. The main bedroom faces onto Grange Road, and includes eaves storage and an en-suite shower room, complete with a sauna. Bedroom two has a window overlooking the garden, as well as eaves storage and an en-suite shower room.





Bedrooms three and four face onto Grange Road and include eaves storage. The family bathroom features a corner shower, as well as a deep designer bath.

Outside, to the front, there is a large block-paviour driveway, allowing parking for several cars. The double garage has an up-and-over door, with a side personal door. A passage to the side of the house leads through to the long rear garden, which is mainly laid to lawn, with some trees creating a sheltered area at the far end. A terrace adjoins the rear of the house, with steps down to the lawn.

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 electricity, gas, water and drainage are connected.

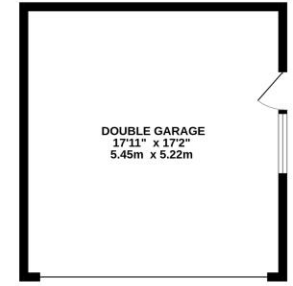
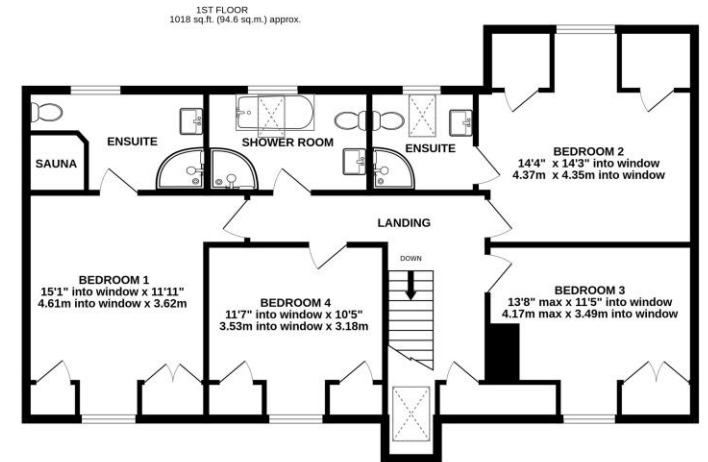
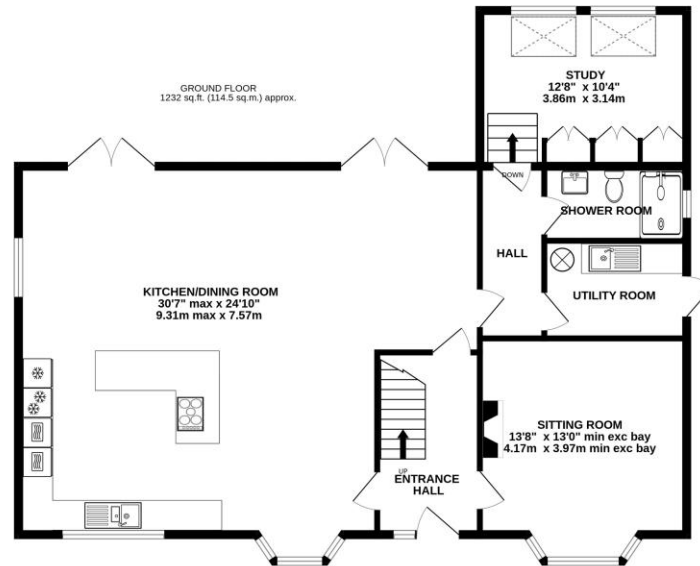
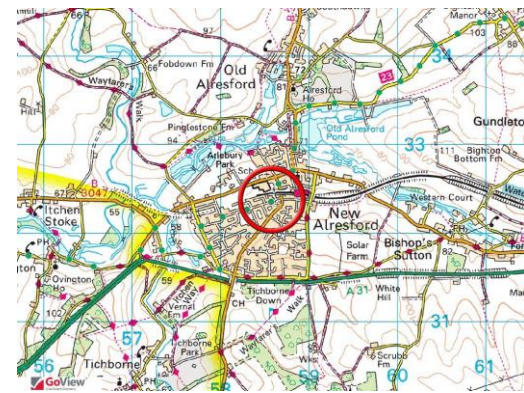
LOCAL AUTHORITY INFORMATION

Winchester City Council
Council Tax Band: F

DIRECTIONS

From our office in Broad Street proceed into West Street and follow it down to the junction at the bottom of the hill. Turn left into Jacklyns Lane going under the railway bridge, and then turn right into Grange Road. Follow the road up the hill, where No. 22 will be found on the right hand side.





TOTAL FLOOR AREA : 2556 sq.ft. (237.5 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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		78
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
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.

