


Hellards



At home in Alresford

1 Churchyard Cottages, Haig Road

ALRESFORD, HAMPSHIRE, SO24 9LU

Guide Price £1,100,000

- Immaculately Presented Cottage
- Tranquil Central Alresford Location
- Stunning open plan Ground Floor
- 3 Bedrooms and 2 Bath/Shower Rooms
- Pretty Garden and Parking for 2 Cars
- No Onward Chain

A beautifully appointed end of terrace cottage, presented in immaculate condition throughout, with a light and airy, open-plan ground floor, three bedrooms, two bath/shower rooms, a cloakroom and utility room. There is a pretty cottage garden and parking for two cars to the rear of the property. Churchyard Cottages is located in a tranquil setting in between Haig Road and the church, just moments from the town centre. The property is offered for sale with the benefit of no onward chain.

The property is entered from the church path via an enclosed porch, with the main front door opening to the entrance hall, where there is built-in storage, a cloakroom and stairs to the first floor. The kitchen features an AGA range cooker, and bespoke fitted units and granite worktops, and a matching island unit. A door leads through to the utility room and on into the garden. The sizeable living area has oak wooden flooring and is open-plan from the kitchen. The comfortable sitting room is located at the front of the cottage, and has an adjoining dining area. A wonderful sitting room is located within a glazed rear extension, with a lovely outlook over the garden.





Upstairs, the main bedroom has built-in wardrobes/storage, an adjoining en-suite, with views over the garden. There are two further bedrooms, both with built-in storage, and a bathroom with a rooflight window.

Outside, the pretty rear garden has a path leading to a seating area, retaining walls and flower and shrub borders. An archway leads through to the parking area, where there is a car barn with integral shed allowing parking for two cars. The property has access from Haig Road via a private gravel lane running behind Churchyard Cottages.

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 water, gas, electricity and mains drainage are all connected.

LOCAL AUTHORITY INFORMATION

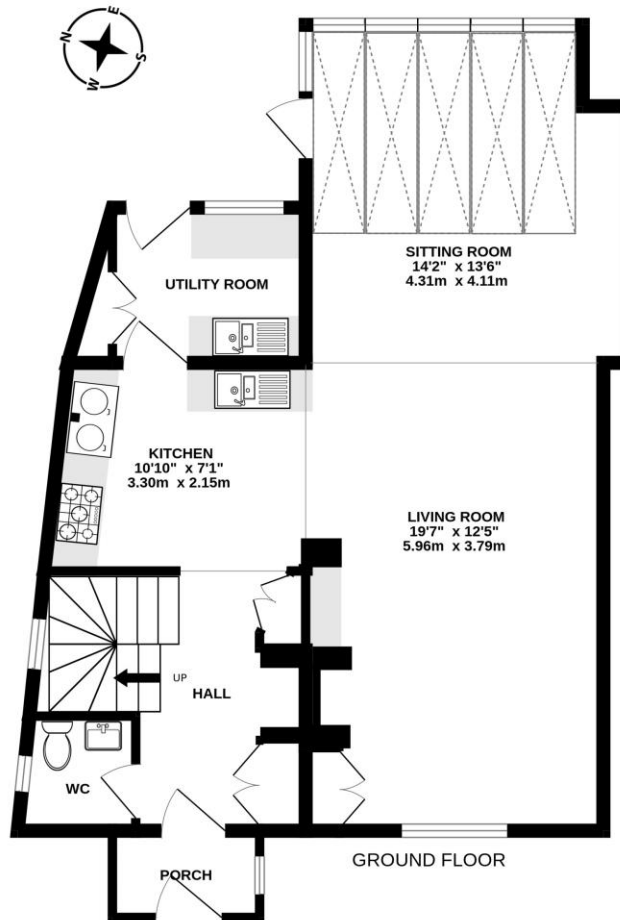
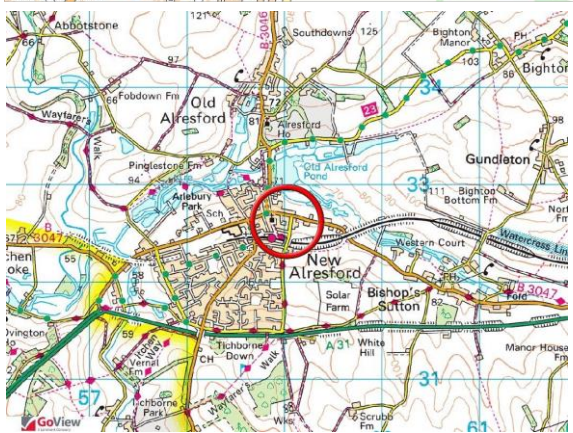
Winchester City Council

Council Tax Band: E

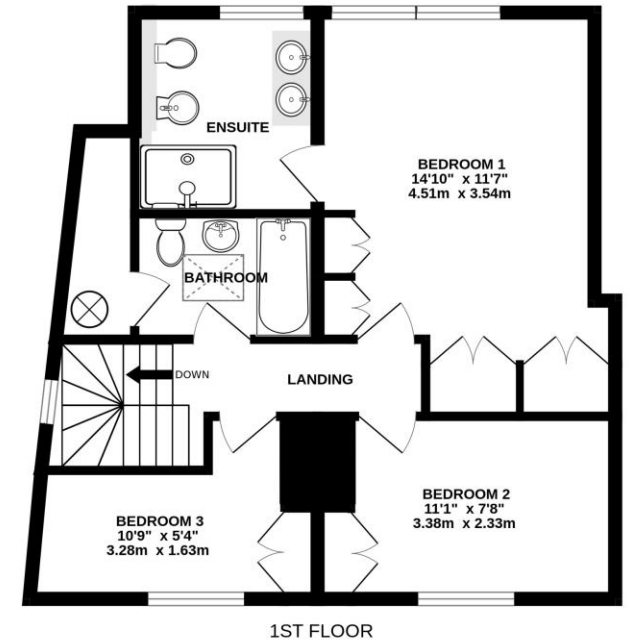
DIRECTIONS

From West Street, take the path between Matheson Opticians and Coffee No. 1, and follow the path on the left as it passes through the churchyard, with the church on your right. Churchyard Cottages will be found on the left hand side, and No. 1 is the first in the row.





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 not 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 plus)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	65	
(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.

