


Hellards



At home in Cheriton

8 Petersfield Road

CHERITON, HAMPSHIRE, SO24 0NH

Guide Price £360,000

- Charming Victorian property
- Sought after Village Location
- Recently Refurbished Throughout
- Two Double Bedrooms
- Air Source Heat Pump & Under Floor Heating to the Ground Floor.
- Enclosed Rear Garden

This well presented two bedroom Victorian cottage is located on the edge of the popular village of Cheriton, with fantastic countryside on your doorstep whilst benefiting from convenient transport links to Alresford and Winchester. The property benefits further from being refurbished throughout by the current owner, with double glazed timber framed windows and doors, and an air-source heat pump making the house much more economic to run.

The house is approached via a small courtyard garden with potential to park a small car that leads to the front door and into the open plan sitting/dining room. From here there are double doors onto the rear garden and an opening into the modern fitted kitchen. Just off the kitchen there is a stylish family bathroom with roll-top bath and separate shower cubicle. A staircase leads up from the dining room taking you to the first floor accommodation and consists of two double bedrooms, with bedroom two benefitting from two built in storage cupboards. There is also a loft hatch with access to the boarded loft space.





Outside the property continues to impress with a generous rear garden that is mostly laid-to-lawn with patio area, garden shed and, for those with green fingers, an allotment to grow your own fruit and vegetables.

Cheriton is a very popular village located within The South Downs National Park. It has four well-known pubs within walking distance, an outstanding primary school, a local shop/post office, a church, and its own civil war battlefield. It is considered to be a welcoming and inclusive village. Cheriton is surrounded by beautiful Hampshire countryside and is located 3-4 miles south of Alresford and 6 miles to the east of Winchester. There is access to London, Southampton, and the Midlands via the local road network, and there are rail links to London from Winchester and Petersfield.

SERVICES

We understand that mains water and electricity are connected. Private drainage.

LOCAL AUTHORITY INFORMATION

Winchester City Council
Council Tax Band: D

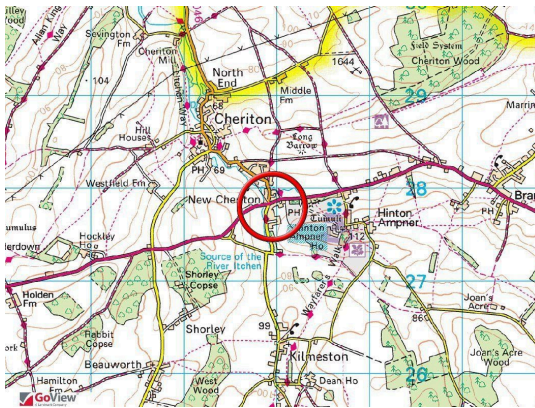
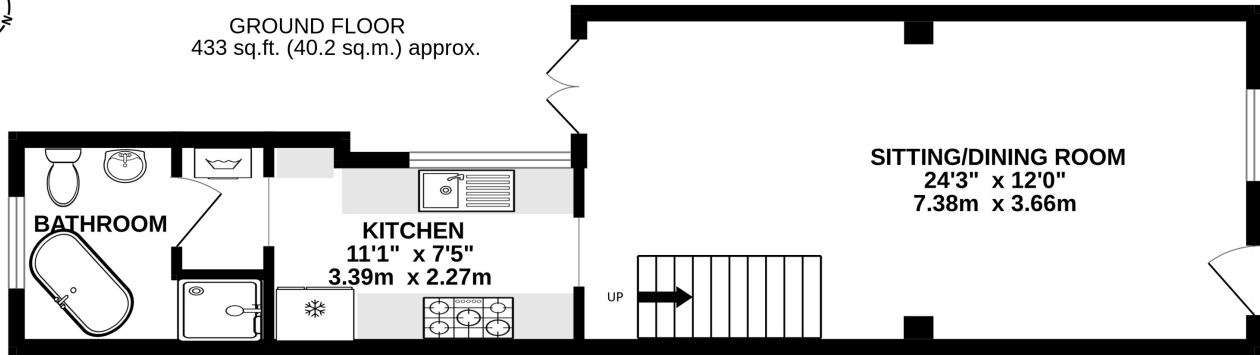
DIRECTIONS

From Alresford take the B3046 (Jacklyns Lane) signposted to Cheriton. Follow the road out of Alresford going over the A31 bypass, past the golf club and continue along into Cheriton. Continue on the main road through the village and eventually you will arrive at the junction with the A272. what3words.com/printouts.birthdays.limped

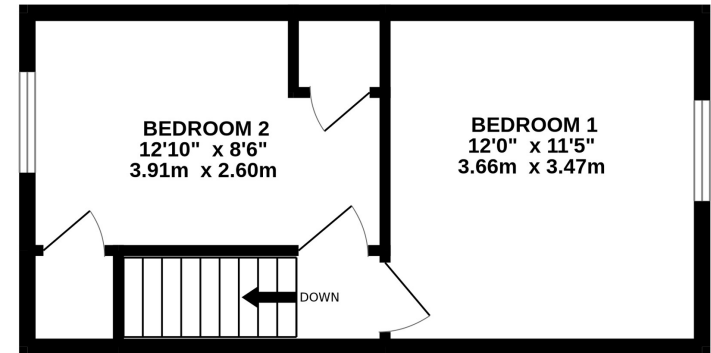




GROUND FLOOR
433 sq.ft. (40.2 sq.m.) approx.



1ST FLOOR
290 sq.ft. (27.0 sq.m.) approx.



TOTAL FLOOR AREA : 723 sq.ft. (67.2 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		
(69-80) C		82
(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	

No. 11 Broad Street, Alresford, Hampshire, SO24 9AR

01962 736333

sales@hellards.co.uk | hellards.co.uk

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.

