



At home in Alresford

1 Langtons Court,

ALRESFORD, HAMPSHIRE, SO24 9UE

Guide Price £650,000

- End of Terrace House in Small, Select Development
- Convenient Location Close to Town Centre
- 4 Double Bedrooms and 2 Bath/Shower Rooms
- Three Reception Rooms
- Large Garage and Driveway Parking
- Enclosed, Low-Maintenance Garden

A well-presented 4 bedroom end of terrace house, conveniently located just a short walk from Alresford town centre. Langtons Court is a small development of just 12 houses, located in a quiet cul-de-sac on Sun Lane.

A nearby path leads through the churchyard to emerge at the junction of East Street and Broad Street. The property benefits from having parking to the front, a garage and an attractive and secluded rear garden. The front door opens to a generous entrance hall, and stairs leading to the first floor with an understairs cupboard. There is a cloakroom off the hall. The kitchen has a range of fitted storage units with worktops above, and an adjoining utility room. From the kitchen a door opens to a generous dining room, which has French doors to the garden. The sitting room features a fireplace and French doors, which open to the garden. The former car port has been converted into a useful study/family room. A door from the utility room leads through to the garage, which has an up-and-over door and plenty of storage space.





Upstairs, is the landing, with an airing cupboard and doors opening to the four double bedrooms, all of which have built-in double wardrobes. There is a family bathroom and the principal bedroom has an en-suite shower room. Outside, the property is approached via the driveway. The attractive rear garden is low-maintenance, and is enclosed by fencing. A paved terrace adjoins the rear of the house.

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

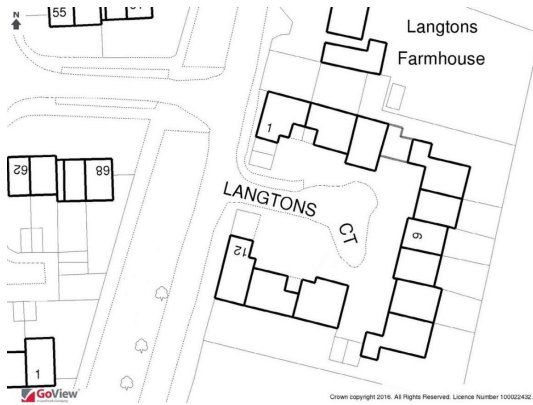
We understand that all mains services are connected.

LOCAL AUTHORITY INFORMATION

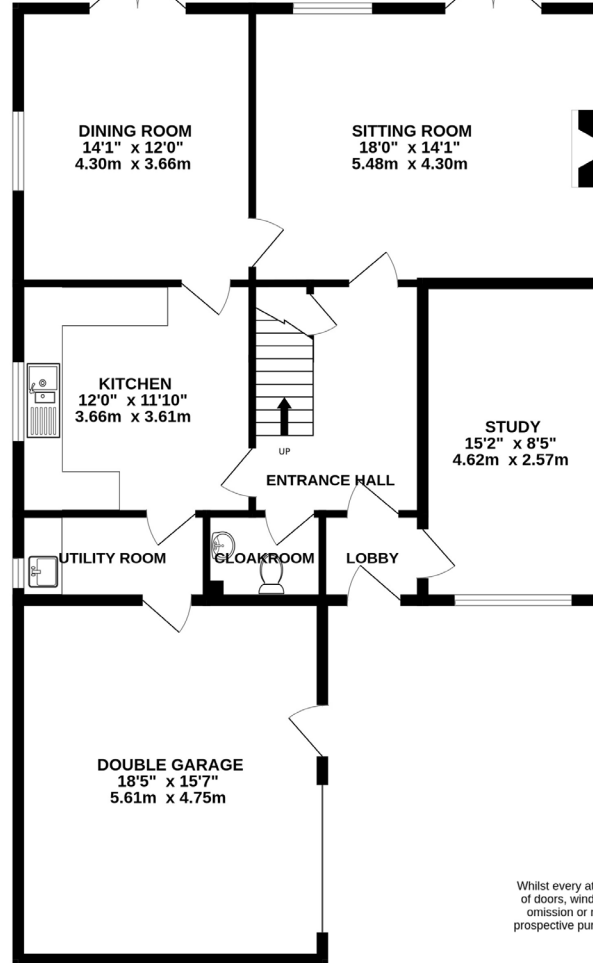
Winchester City Council
Council Tax Band: F

DIRECTIONS

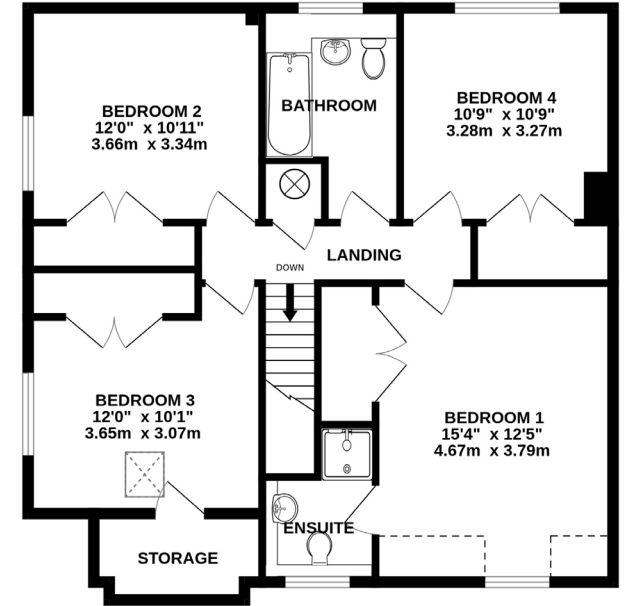
From our office in the centre of Alresford, proceed along East Street (in the direction of Bishops Sutton). At the end of the long terrace on East Street, turn right into Sun Lane. Follow the road and Langtons Court will be found on the left. No.1 is the 1st house on the left hand side.



GROUND FLOOR
1191 sq.ft. (110.7 sq.m.) approx.



1ST FLOOR
873 sq.ft. (81.1 sq.m.) approx.



TOTAL FLOOR AREA : 2065 sq.ft. (191.8 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	92	93
(81-91) B		
(69-80) C		
(55-68) D		
(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.

