



At home in Gundleton

Larkfield, Goscombe Lane

GUNDLETON, HAMPSHIRE, SO24 9SP

Offers in the Region of £750,000

- Four Bedroom Detached Family Home
- Semi-Rural Location 3 Miles From Alresford
- Versatile Accommodation
- Detached Triple Garage
- Stylish Open-plan Kitchen Diner
- Utility Room
- Enclosed Rear Garden

Set on a plot of circa 0.25 acres, Larkfield is a deceptively spacious detached four bedroom family home located in the sought-after semi-rural village of Gundleton. Having already been extensively reconfigured by the current owner, there is still scope for further modernising, giving a new owner the opportunity to create their ideal family home.

The property is accessed via a sizeable gated driveway with ample parking for multiple cars and steps leading down to the front door. Once inside you are greeted by an entrance hall which, if you turn left, leads past the versatile fourth bedroom and onto the modern fitted kitchen/diner, with a attractive range of shaker style base and eye level units. This light filled room is the hub of the house with plenty of room for a dining table as well as a casual seating area. There is also a large island, perfect for food preparation and an informal place to eat and entertain. Just off of the kitchen is a convenient utility room, shower room and a small conservatory that leads into the garden. Going back to the entrance hall, to your right is a doorway that leads into the spacious double aspect sitting room which in turn leads on to the equally impressive principle bedroom, complete with ensuite bathroom. Straight ahead from the hallway are stairs leading up to the versatile first floor landing area that gives access to bedroom two and three.





Outside, the enclosed rear garden is mainly laid-to-lawn and surrounded by mature hedging. There is also a patio area with space for garden furniture and perfect for al-fresco dining. To the front of the property is another patio area with steps leading up to the driveway. The property benefits further from the extremely versatile triple garage, which has potential to be converted into ancillary accommodation if required (subject to gaining the necessary planning consent).

Gundleton is a village just outside Alresford. 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

Mains water and electricity connected. Oil-fired central heating. Private drainage system - septic tank.

LOCAL AUTHORITY INFORMATION

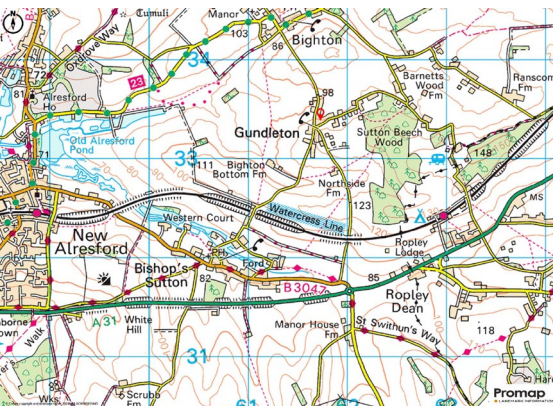
Winchester City Council
Council Tax Band: F

DIRECTIONS

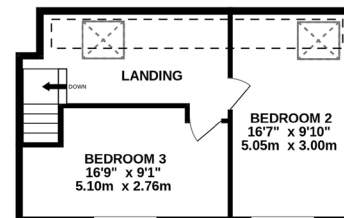
From Alresford proceed east in the direction of Alton. As you enter Bishops Sutton, turn left just before The Ship public house signposted Bighton. Continue for over a mile into Gundleton and turn right onto Goscombe Lane. Larkfield is located approx. 30m on your left hand side.

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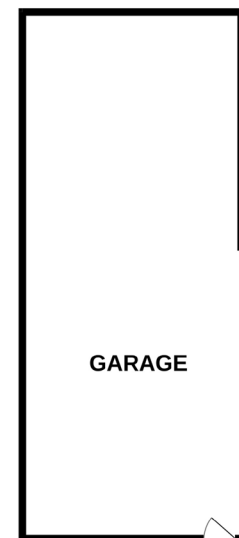
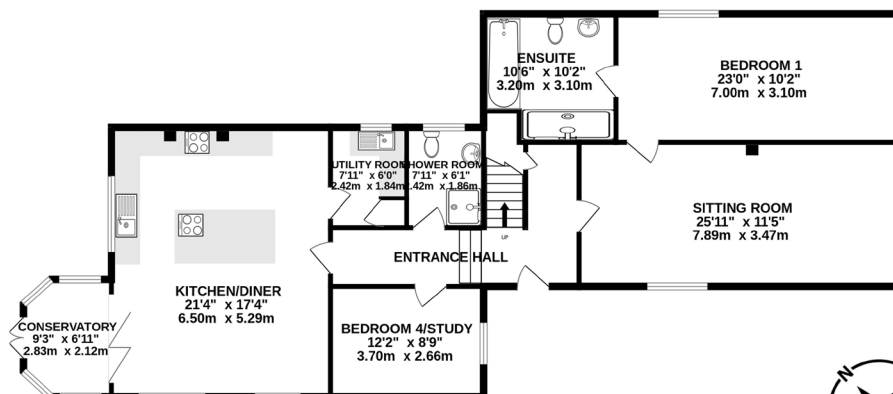




1ST FLOOR
434 sq.ft. (40.4 sq.m.) approx.



GROUND FLOOR
2154 sq.ft. (200.1 sq.m.) approx.



TOTAL FLOOR AREA : 2588 sq.ft. (240.5 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
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	57	
(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.

