



At home in Alresford

22 Corfe Close,

ALRESFORD, HAMPSHIRE, SO24 9PH

Guide Price £595,000

- Detached Family House
- Quiet Cul-de-Sac Location
- 4 Bedrooms, Bathroom and Cloakroom
- Extended Kitchen/Breakfast Room
- Established Secluded Garden
- Garage and Driveway Parking

A well-presented four bedroom house located in a quiet cul-de-sac in a popular residential area. The property has been extended at the rear to create a kitchen/breakfast room, and sits on a good plot, which offers an opportunity to extend the property further, subject to planning permission.

A path leads to the front door, which opens to the entrance hall, where there is an understairs cupboard, cloakroom and stairs to the first floor. The well-proportioned sitting room has plenty of space for sofas and chairs, and a picture window overlooking the garden. There is a separate dining room at the front of the house, which could double as a family room or study. The kitchen has been extended at the rear of the house to make an L-shaped room, with worktops, a breakfast bar and a mixture of built-in and free-standing appliances.





Upstairs, off the landing, there are three double bedrooms and a further single bedroom. Three of the bedrooms have fitted wardrobes. The bathroom has a white suite.

Outside to the front, a driveway leads to the garage, which has an up-and-over door and personal door to the rear. The front garden is laid to lawn with a path to the front door. A gate to the side of the property leads through to the secluded rear garden, which features a paved seating terrace, a lawn, various small trees and shrub borders.

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

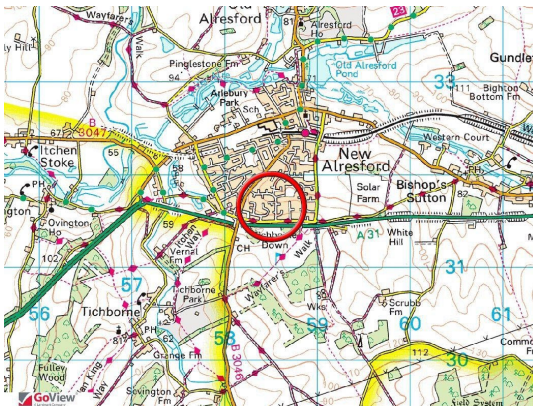
Winchester City Council

Council Tax Band: E

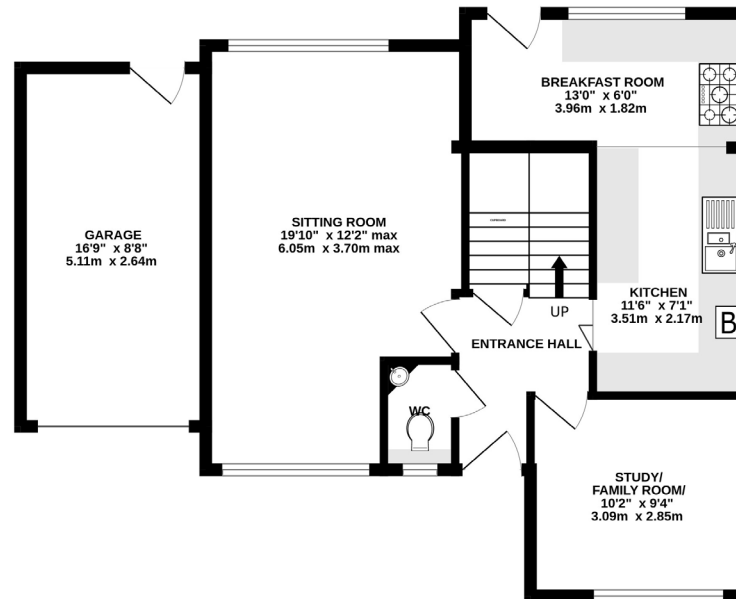
DIRECTIONS

From our office in Broad Street proceed down West Street and at the junction at the bottom of the hill turn left into Jacklyn's Lane. Go under the railway bridge, up the hill and down the other side and take the second turn on the left into Tichborne Down. Take the 2nd turn on the left into Linnet's Road. Corfe Close is the second road on the left. Upon entering the close, No. 22 is the first house on the right hand side.

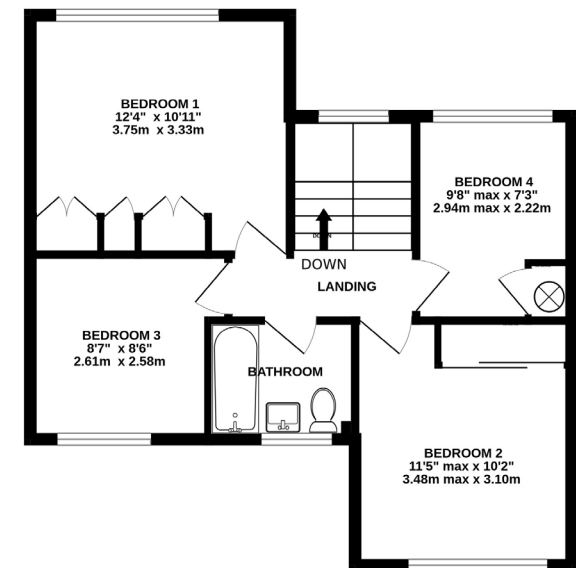




GROUND FLOOR
725 sq.ft. (67.3 sq.m.) approx.



1ST FLOOR
499 sq.ft. (46.4 sq.m.) approx.



TOTAL FLOOR AREA : 1224 sq.ft. (113.7 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		83
(69-80) C	71	
(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.

