



At home in Cheriton

13 Markall Close

CHERITON, ALRESFORD, HAMPSHIRE, SO24 0QF

Offers in Excess of £750,000

- Spacious Detached Bungalow
- 4 Bedrooms/2 Shower Rooms/Cloakroom
- Modern Fitted Kitchen/Breakfast Room
- Large Open-Plan Sitting/Dining Room
- Conservatory and Attractive Garden with Views
- Ample Driveway Parking

With stunning rear views and generous living spaces, this lovely home presents an opportunity to live in a spacious home in an idyllic village setting. A generously-proportioned four-bedroom bungalow in the sought-after village of Cheriton, offering a perfect blend of comfort and countryside charm. The secluded garden enjoys lovely views over fields, and lovely countryside walks direct from the garden gate. The bungalow has a light and airy feel, with an excellent flow to the accommodation, and is immaculately presented throughout, with considerable attention paid to detail.

The bungalow is approached from the driveway, with an enclosed porch opening to a welcoming entrance hall. To the left is the spacious sitting room, which flows seamlessly into the dining room. There is a Jetmaster fire in a stone surround, and delightful view over fields. Bifold doors open to the sizeable conservatory, with a pleasing outlook over, and door to the garden.

The modern kitchen/breakfast room features a smart range of storage units and drawers, with worktops above and a breakfast bar. Off the kitchen is a useful utility room and separate cloakroom. A back door provided easy access to outside.





There are four double bedrooms off the hall, as well as a bathroom, with bath and separate shower. Three of the bedrooms include built-in wardrobes. The principal bedroom has windows at each end, allowing light to flood through, and includes an ensuite shower room.

The front garden provides driveway parking for several cars, with the remainder given over to a lawn. A path to the side of the property leads through to the rear garden, which has a lovely outlook over a field. A gate in the rear fence allow access to Lamborough Lane, and on to beautiful countryside walks. The private and secluded garden includes a lawn, a terraced seating area, raised beds, a sizeable shed/workshop, and a garden shed.

Cheriton is a sought-after village with a well-known pub, a good primary school, local shop, church and its own civil war battlefield. It is considered to be a welcoming and inclusive village. Cheriton is surrounded by beautiful rolling countryside and is located 3 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 electricity and water are connected. Oil-fired heating – boiler replaced in 2023. Private drainage – septic tank replace in 2024.

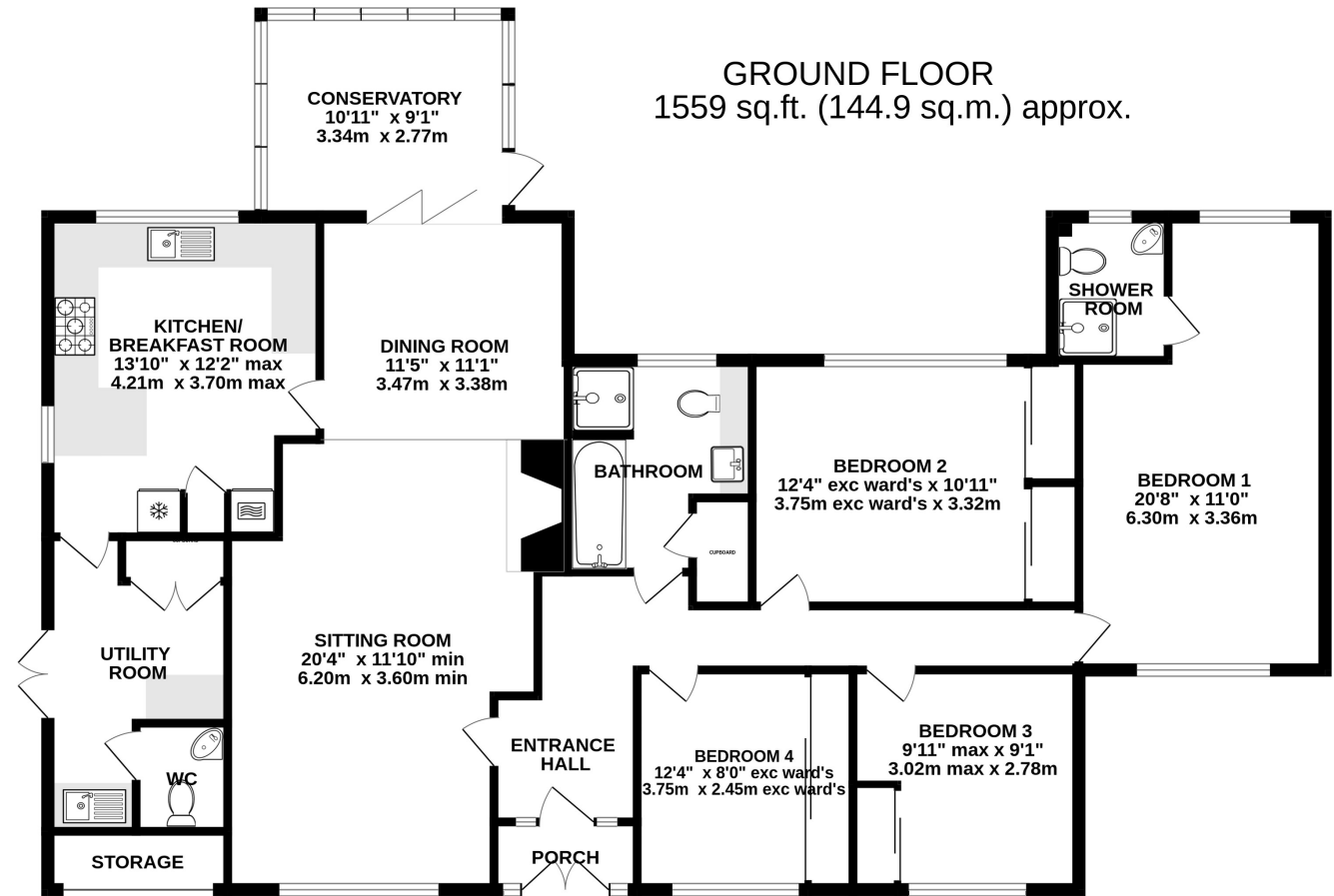
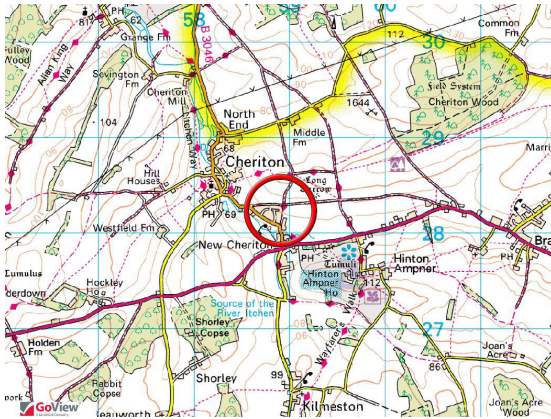
LOCAL AUTHORITY INFORMATION

Winchester City Council
Council Tax Band: F

DIRECTIONS

From Alresford, follow Jacklyn's Lane towards Cheriton. Drive through the village, continuing past the village green, and follow the road around to the left, towards New Cheriton and Kilmeston. Turn left into Markall Close and proceed ahead. Turn right at the hammerhead, and No. 13 will be found ahead of you, in the left hand corner.





TOTAL FLOOR AREA : 1559 sq.ft. (144.9 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		77
(55-68) D	62	
(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.


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