

  
Hellards



*At home in Alresford*



# 19 Nursery Road

ALRESFORD, HAMPSHIRE, SO24 9JW

**Guide Price £499,950**

- Walking distance of Town Centre
- Extended House with Loft Conversion
- Open plan Kitchen and Family Room
- Conservatory and Utility
- Three Double Bedrooms
- Integral Workshop/Storage
- Off-road Parking and Pretty Rear Garden

Set within easy walking distance of the town centre, this extended semi-detached home offers a generous amount of family accommodation. A substantial ground floor extension has created an open-plan kitchen/diner and family room, ideal for entertaining and family living. A sitting room, conservatory, utility and cloakroom complete the ground floor accommodation.

On the first floor, the layout has been changed so that two of the original bedrooms have been combined to create a larger main bedroom suite. Including the loft conversion, there are currently three bedrooms and a bathroom upstairs, but the house could be altered to have four bedrooms if required.







An integral former garage is used as a workshop and storage area, with a door giving access to the utility room. There is driveway parking for several cars and an attractive front garden.

The rear garden enjoys a degree of seclusion and has a level lawn, a large paved seating area ideal for outdoor entertaining in the summer, and a garden shed measuring over 9' x 7'.

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 mains water, gas, electricity and mains drainage are all connected.

### **LOCAL AUTHORITY INFORMATION**

Winchester City Council

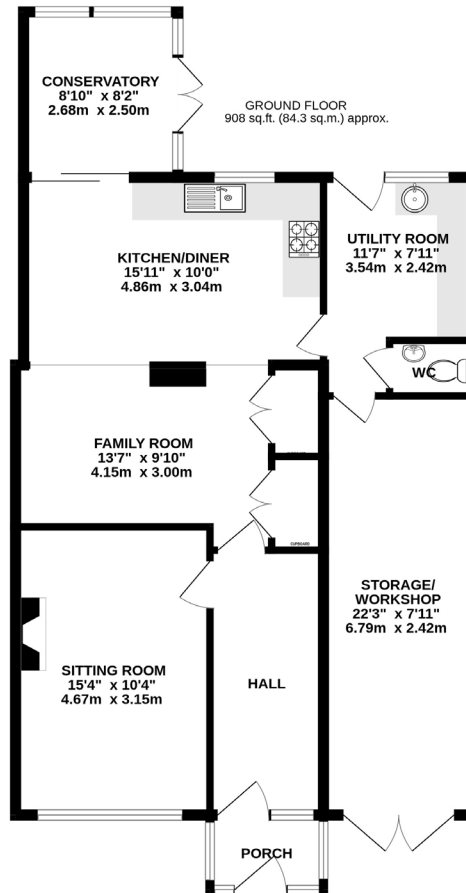
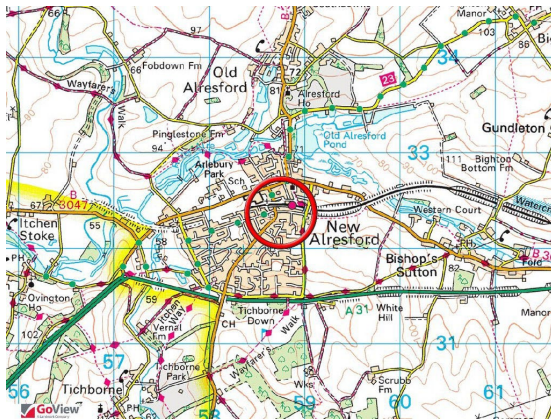
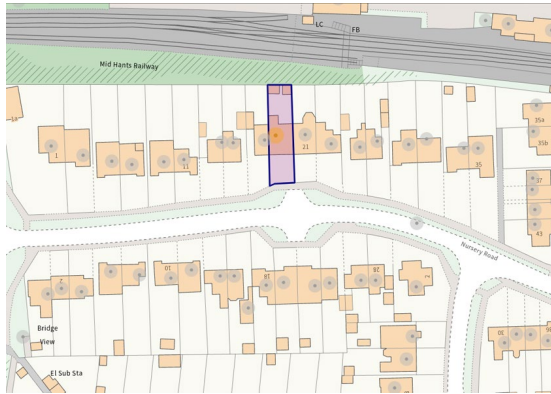
Council Tax Band: D

### **DIRECTIONS**

From our office in the centre of Alresford, proceed down West Street and, at the bottom of the hill, turn left into Jacklyns Lane. Go under the railway bridge, and then turn left into Nursery Road. No.19 will be found a little way down on the left hand side.





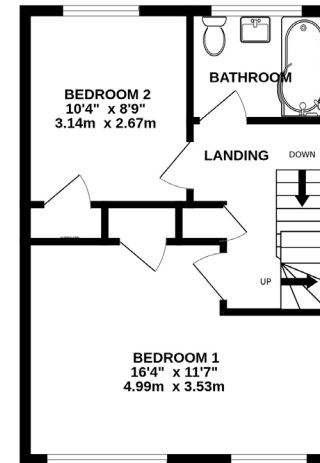


**TOTAL FLOOR AREA : 1538 sq.ft. (142.8 sq.m.) approx.**

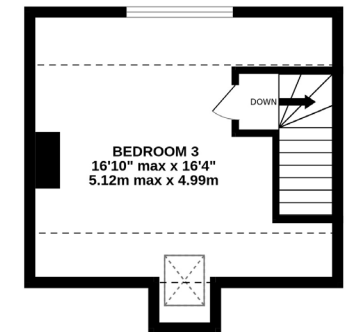
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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**1ST FLOOR**  
390 sq.ft. (36.3 sq.m.) approx.



**2ND FLOOR**  
239 sq.ft. (22.2 sq.m.) approx.



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		81
(55-68) <b>D</b>	70	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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**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.