



*At home in Alresford*



# 3 Langtons Court

SUN LANE, ALRESFORD, HAMPSHIRE, SO24 9UE

**Guide Price £550,000**

- Garage and Driveway Parking
- Attractive, Secluded Rear Garden
- Three Bedrooms and Two Bath/Shower Rooms
- Set in a Small Cul-de-Sac
- Conveniently Located for the Town Centre
- Modern Three Bedroom House

A spacious three double bedroom house situated in a small cul-de-sac on Sun Lane, close to the centre of the town. Close to the property, a path can be taken which 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 property is approached from the courtyard, with the front door opening to the entrance hall, which has wooden flooring and stairs leading to the first floor, with an understairs cupboard, utility room and cloakroom. The kitchen features a range of fitted storage units with worktops above, and space for a dining table and chairs. A door opens to the dining room, which enjoys a view of the garden. The adjoining sitting room has a feature fireplace and a door, which open to the garden.

On the landing, there is a linen cupboard and doors opening to the three double bedrooms, two of which have built-in double wardrobes. There is a family bathroom and the principal bedroom features an en-suite shower room.







Outside, the driveway leads to the garage, which has an electric roller-shutter door. The attractive rear garden is enclosed by fencing and is mainly laid to lawn, with shrub beds and borders, and a paved terrace adjoining the rear of the house, as well as a further seating area at the end of the garden.

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, electricity, gas and drainage services are connected.

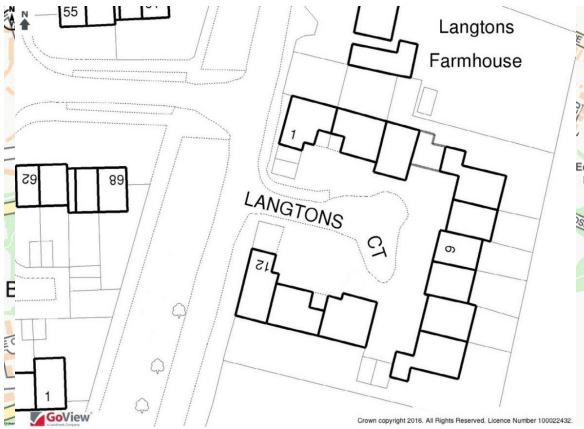
## LOCAL AUTHORITY INFORMATION

Winchester City Council  
Council Tax Band: F

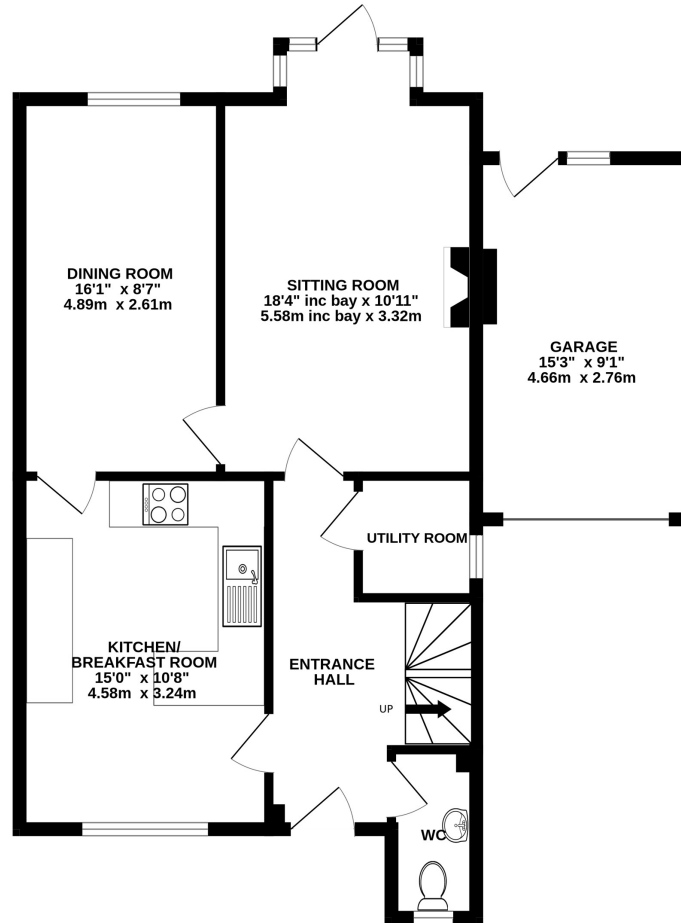
## DIRECTIONS

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. 3 is on the left hand side.

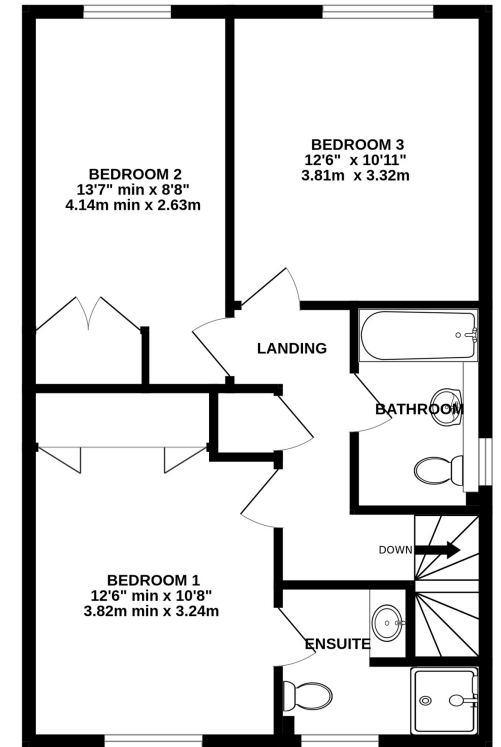




GROUND FLOOR  
764 sq.ft. (71.0 sq.m.) approx.



1ST FLOOR  
603 sq.ft. (56.0 sq.m.) approx.



TOTAL FLOOR AREA : 1368 sq.ft. (127.1 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(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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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.

**Hellards**