


Hellards



At home in Alresford

25 Thornton Close,

ALRESFORD, HAMPSHIRE, SO24 9FE

Guide Price £625,000

- Detached, Modern House built in 2007
- Conveniently located for the Town Centre
- Four Bedrooms and Two Bath/Shower Rooms
- Large Living Space with Doors to Garden
- Driveway Parking, Garage and Rear Garden
- No Onward Chain

A modern and superbly presented four bedroom link detached house, conveniently located for the centre of Alresford, which is just ten minutes' walk away. The property is located in a small development built in 2007, and is well-presented throughout.

The house is approached via a path to the front door, which opens to the entrance hall, which has wooden flooring, a cloakroom and staircase to the first floor.

The kitchen features a range of modern smart built-in units and appliances, with space for a table and chairs. The spacious living room has wooden flooring and French doors leading out to the garden.





On the first floor is the master bedroom with en-suite shower room, a further double bedroom, two single bedrooms and a family bathroom. To the side is off road parking, leading to the garage and gate to the garden. The private walled rear garden is mainly to lawn.

There is a driveway to the left of the house, which leads to the garage.

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: E

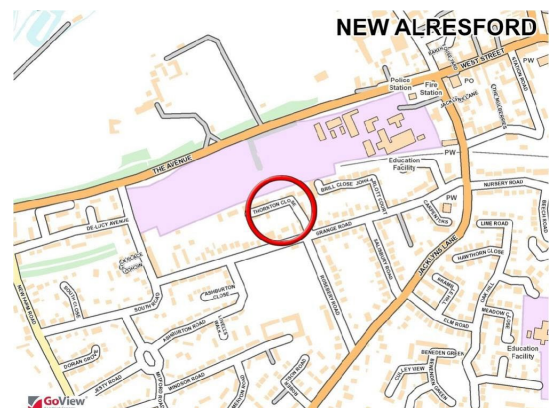
COMMUNAL SERVICE CHARGE

£620,17 Per Annum

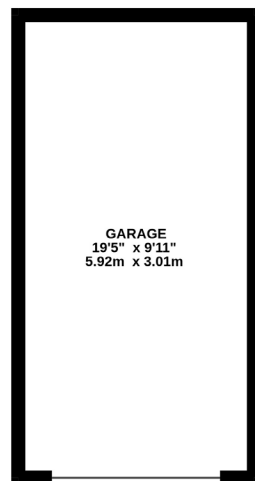
DIRECTIONS

From our office in Broad Street, proceed into West Street and follow it down to the junction at the bottom of the hill. Turn left into Jacklyn's Lane going under the railway bridge and then turn right into Grange Road. Follow the road up the hill and turn right into Thornton Close. No. 25 will be found a little way along on the right hand side.

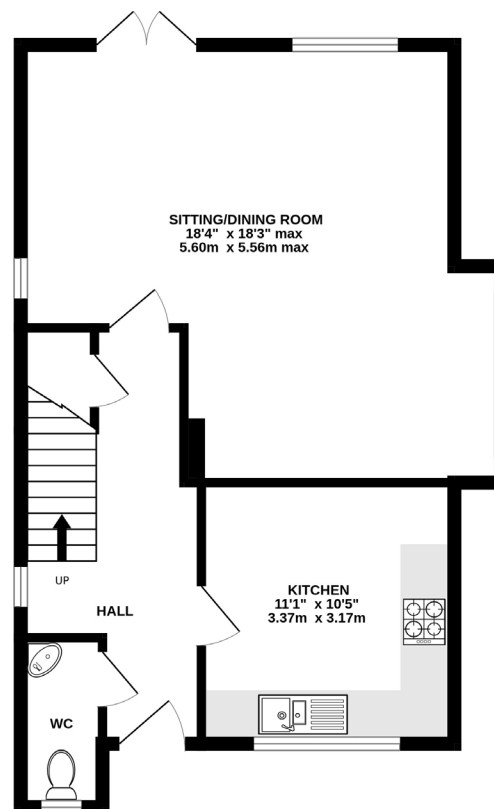




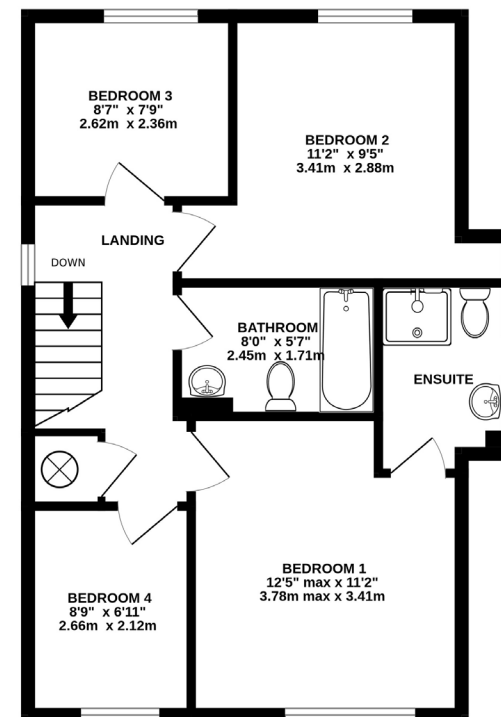
GARAGE
192 sq.ft. (17.8 sq.m.) approx.



GROUND FLOOR
559 sq.ft. (52.0 sq.m.) approx.



1ST FLOOR
550 sq.ft. (51.1 sq.m.) approx.



TOTAL FLOOR AREA : 1302 sq.ft. (120.9 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+) A		
(81-91) B		88
(69-80) C	78	
(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.

