



At home in Alresford

35 Grange Road,

ALRESFORD, HAMPSHIRE, SO24 9HB

Guide Price £695,000

- Generous Family House in Popular Residential Location
- Detached Double Garage and Driveway
- Five Bedrooms, Shower Room and Family Bathroom.
- Flooded with Natural Light Throughout
- Living Room, Conservatory/Dining Space
- Wrap Around Private Garden
- No Onward Chain

A fantastic five bedroom family house, located in a popular residential area, within easy walking distance of the town centre, this bungalow has been extended to create a substantial space for family living. There is a wrap around secluded garden, and a detached double garage and driveway parking to the front.

The house is approached via a wide driveway from Grange Road. The property has been refurbished throughout. Entering the property through the main door you are greeted with a porch area which then opens to the spacious hallway. Directly in front of you is the generous and light living room with built-in fireplace and wood burning stove. The living room extends out via double French doors to the bright conservatory, which would make an excellent dining and entertaining space, with bi-fold doors leading to the garden. Back to the hallway and next door along is the newly fitted kitchen, with integrated under-counter fridge, gas hob, and integrated oven and grill. Off the kitchen is a good sized utility space, with door leading to a conservatory and back door to the garden. Also on the ground floor are three double bedrooms and a shower room.





Upstairs on the first floor is a wide landing space, with excellent storage built-in and into the eaves. To the left is a double bedroom and to the right is the master bedroom suite with ensuite newly fitted bathroom. It is worth noting that the upstairs is extremely light and airy.

Outside to the front of the property is the detached double garage driveway, and behind that are two garden shed. The rear part of the garden is paved. Continue around the wrap around garden to the patio area and the section to the right of the property is laid to lawn and with mature shrubs continuing round to the front, where a separation fence provides privacy and security. A great entertaining space.

The property is offered for sale with the benefit of no onward chain.

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

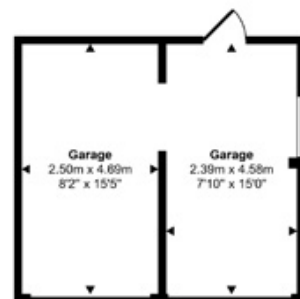
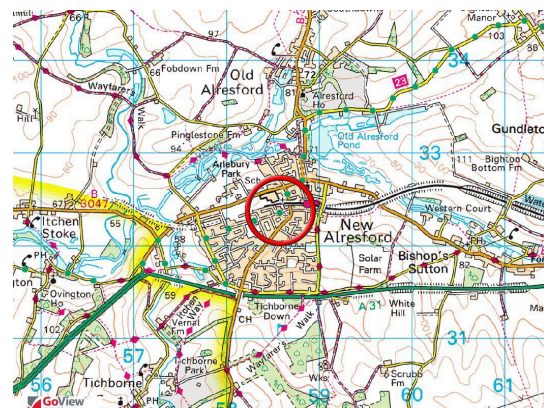
We understand that mains water, gas, electricity and mains drainage are all connected.

LOCAL AUTHORITY INFORMATION

Winchester City Council
Council Tax Band: F

DIRECTIONS

From the centre of Alresford, proceed west down West Street (towards Winchester) and turn left into Jacklyn's Lane. Drive under the railway bridge and then turn right into Grange Road. Continue along for 500 m, where No. 35 will be found on the left hand side, on the corner with Rosebery Road. There is parking on the recreation ground in Rosebery Road.



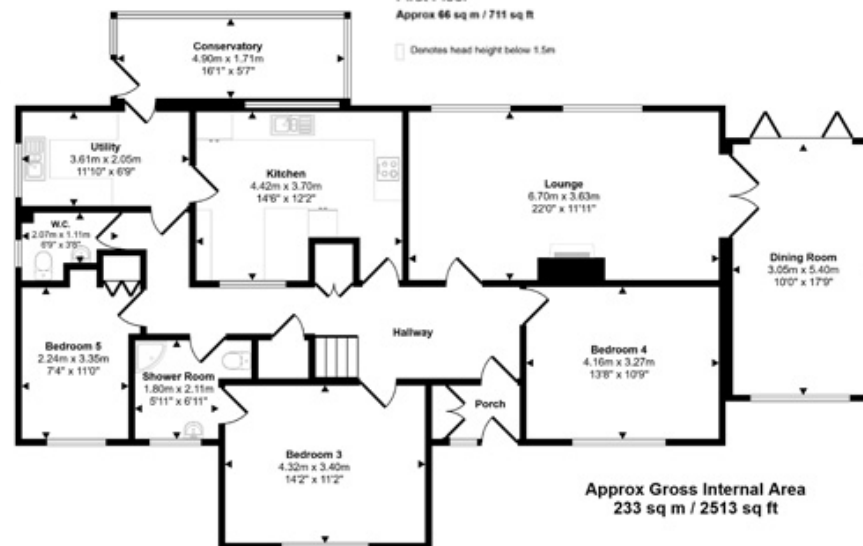
Garage
Approx 23 sq m / 251 sq ft

Denotes head height below 1.5m



First Floor
Approx 66 sq m / 711 sq ft

Denotes head height below 1.5m



Approx Gross Internal Area
233 sq m / 2513 sq ft

Ground Floor
Approx 144 sq m / 1550 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

EPC Commissioned

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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.

