


Hellards



At home in Alresford

Clematis Cottage, 54 Grange Road,

ALRESFORD, HAMPSHIRE, SO24 9HF

Guide Price £1,150,000

- Exceptionally Finished Family Home
- EPC Rating A with net positive Co2 emissions
- Custom made Kitchen and Bathrooms
- Conveniently Located for Town Centre and Local Schools
- Over 1,700 Sq Ft of Versatile Living Space
- 10 Year Build-Zone Structural Warranty

A beautifully crafted, energy-efficient home offering over 1,700 sq ft of versatile living space, thoughtfully designed for modern family life. Recently constructed to exacting standards and covered by a 10-year warranty, this stylish property is ideally located close to the town centre and local schools.

You are welcomed into a bright and spacious entrance hall which sets the tone for the high-quality finish throughout. To one side is the elegant sitting room, and to the other, a stunning open-plan kitchen/breakfast room extending into a family/dining area – the true heart of the home. The kitchen features bespoke cabinetry with quartz worktops, oak herringbone flooring, and integrated AEG appliances, complemented by a Samsung American-style fridge/freezer. A separate utility room houses additional integrated AEG laundry appliances.

The family area is enhanced by triple-glazed Formaplast windows and patio doors, ensuring comfort and efficiency while filling the space with natural light. Finishing touches such as LED recessed lighting in the kitchen, pendant fittings in the reception spaces and bedrooms, and brushed chrome switches reflect the attention to detail throughout.





From the entrance hall a striking oak staircase leads upto the first floor which comprises 4 bedrooms, including two with en suites, and a family bathroom. The two en suite bedrooms also benefit from built in storage. All bathrooms are designed in an exceptional finish with smart vanity units and granite countertops, Grohe taps and shower controls and illuminated mirrors.

Externally, the property enjoys a generous rear garden and private driveway parking.

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

Mains Gas, Electricity, water and drainage are all connected. Vaillant air source heat pump with 300 litre cylinder size. 12 panel solar, 9.5kwh Givenergy battery – all connected to grid.

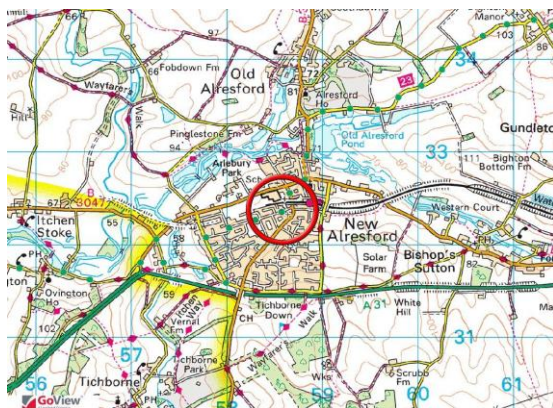
LOCAL AUTHORITY INFORMATION

Winchester County Council
Council Tax Band: TBC

DIRECTIONS

From the centre of Alresford, proceed west down West Street (towards Winchester) and turn left into Jacklyn's Lane. After the railway bridge, turn right into Grange Road. Continue along for about 500m, where Clematis Cottage (No. 54) will be found on the right hand side.



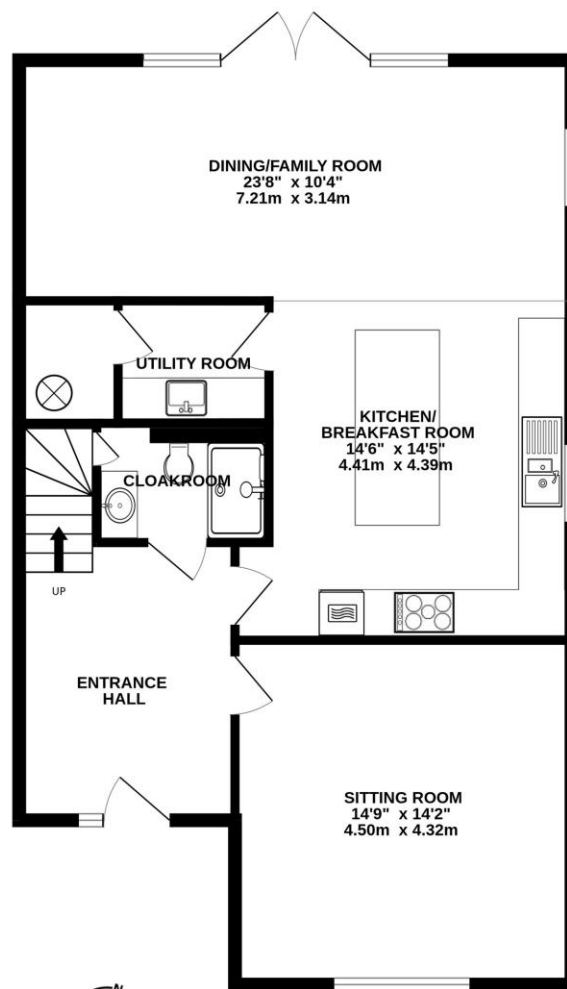


Energy Efficiency Rating

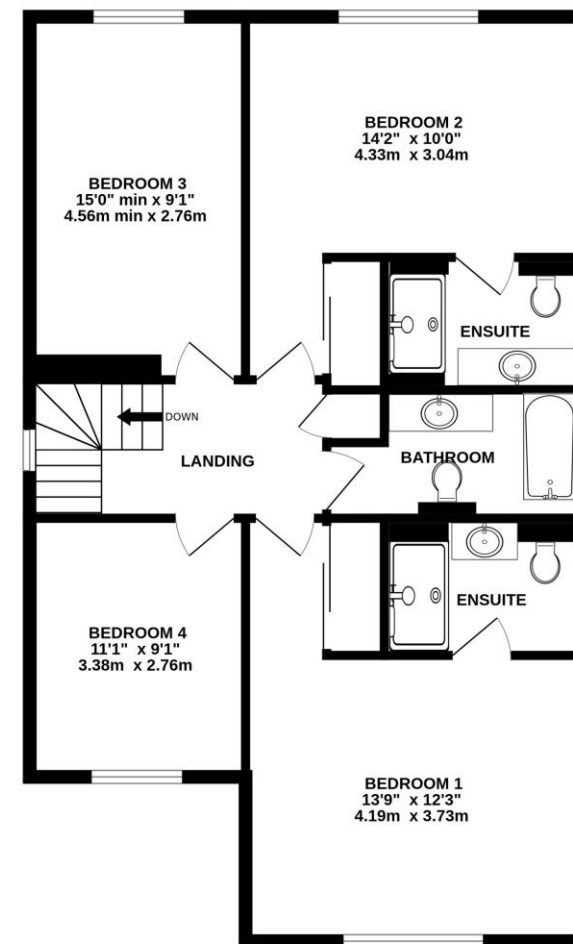
	Current	Potential
Very energy efficient - lower running costs	107	107
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.



GROUND FLOOR
 868 sq.ft. (80.7 sq.m.) approx.



1ST FLOOR
 857 sq.ft. (79.6 sq.m.) approx.

TOTAL FLOOR AREA : 1725 sq.ft. (160.3 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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