

  
Hellards



*At home in Alresford*



# 9 Hankins Court,

ALRESFORD, HAMPSHIRE, SO24 9FD

**Guide Price £395,000**

- Individual Modern House
- Central Alresford Location
- A lot of Usable Space and Good Light
- Wonderful Garage Conversion used as a Studio
- Immaculately Presented Throughout
- No Onward Chain

An individual modern house located right in the centre of the town, just moments from the shops on West Street.

The flow of the accommodation is in some ways similar to that found in a duplex flat, being spread over 2 floors with plenty of usable space and good light filtering through from the south and easterly facing windows. The accommodation comprises an entrance hall, a lovely fitted kitchen with integrated appliances, which is open-plan to a spacious living room. The principal bedroom includes a built-in wardrobe and an en-suite shower room. There is a further bedroom and bathroom on the ground floor. The space is versatile and the current owner utilises the ground floor reception room as a second sitting room, however this space could also be used as a bedroom.

The garage has been converted into a wonderful studio/reception room, with deep built-in cupboards, but it could easily be changed back to a garage, if preferred. The property has been carefully looked after, and is presented in immaculate condition throughout.







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.

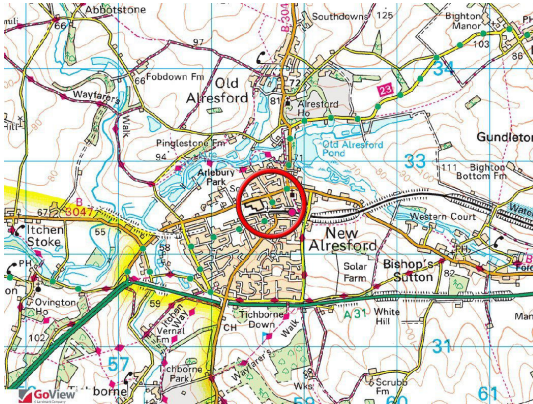
### **LOCAL AUTHORITY INFORMATION**

Winchester City Council  
Council Tax Band: C

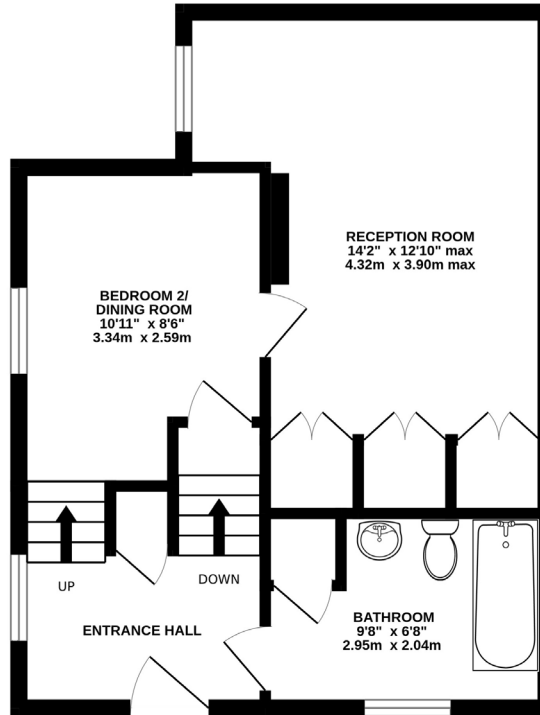
### **DIRECTIONS**

From the centre of the town, proceed down West Street (in the direction of Winchester). At the bottom of the hill turn left into Jacklyns Lane where Hankins Court will be found after a short distance on the left hand side.

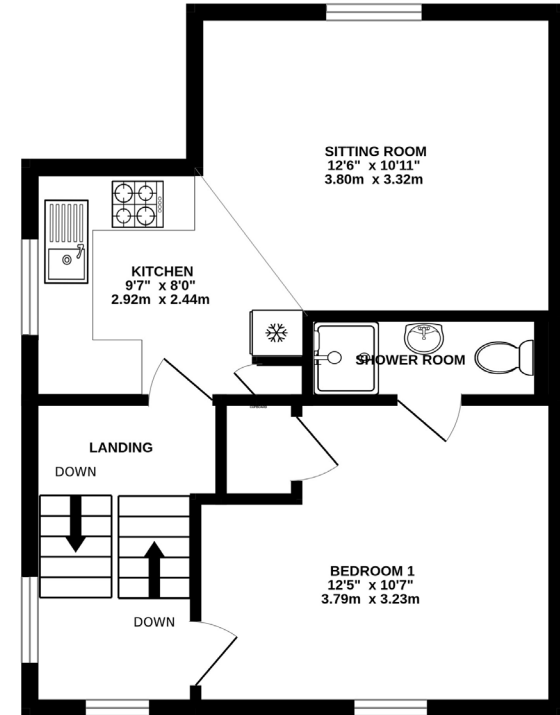




GROUND FLOOR  
402 sq.ft. (37.4 sq.m.) approx.



1ST FLOOR  
403 sq.ft. (37.5 sq.m.) approx.



TOTAL FLOOR AREA : 805 sq.ft. (74.8 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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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		90
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.

