


Hellards



At home in Alresford

72 Jacklyns Lane,

ALRESFORD, HAMPSHIRE, SO24 9LJ

Guide Price £495,000

- Victorian House in Need of Renovation
- Exciting Opportunity to Add Value
- 3 Bedrooms and Bathroom
- Sitting Room. Dining Room and Kitchen
- Driveway Parking, Front and Rear Gardens
- 10-15 Minute Walk into Alresford Town Centre
- Bus Routes to Alresford, Winchester and Alton

A three bedroom Victorian house in need of complete renovation and modernisation, presenting an exciting opportunity to add value.

The property is conveniently located approximately half a mile from the centre of Alresford, and a 5 minute walk from glorious open countryside.





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

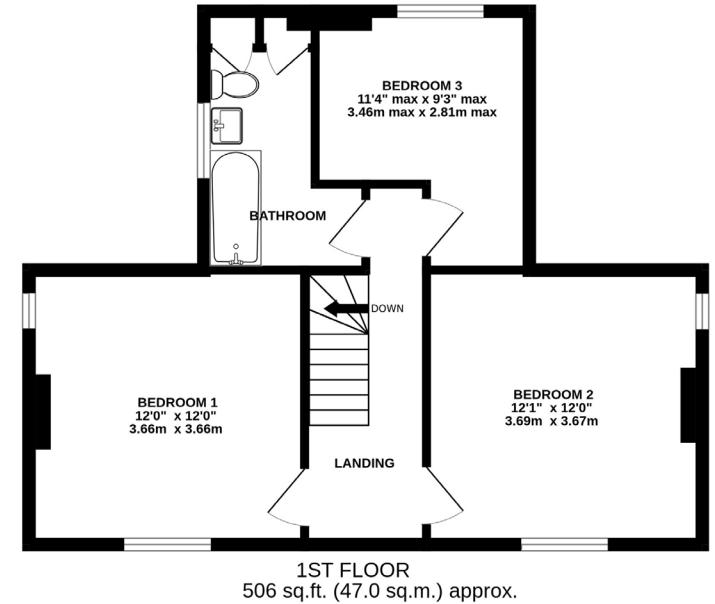
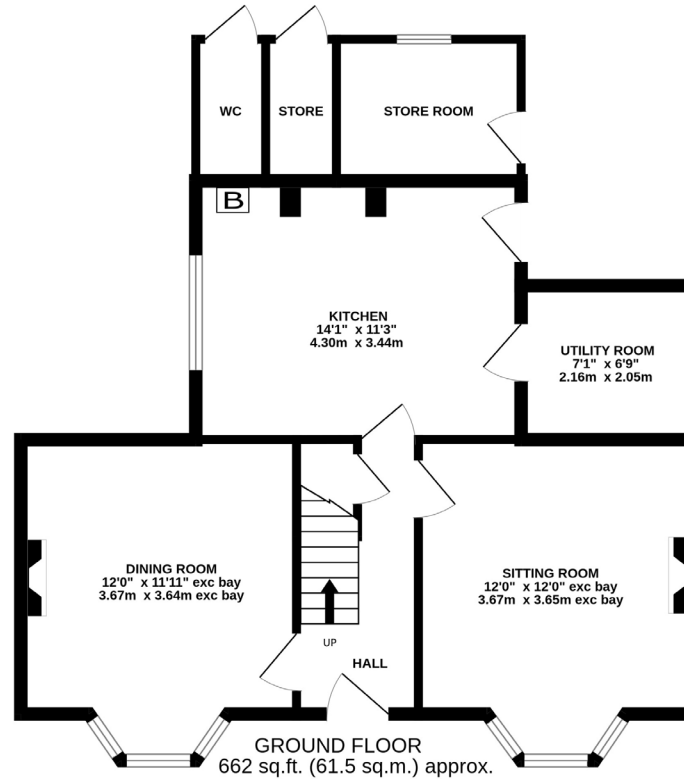
We understand that mains water, gas, electricity and mains drainage are all connected.

LOCAL AUTHORITY INFORMATION

Winchester City Council
Council Tax Band: F

DIRECTIONS

From our office in Broad Street proceed down West Street and at the junction at the bottom of the hill turn left into Jacklyns Lane. Go under the railway bridge, up the hill and down the other side. Pass Jacklyns Close on the right and Linnets Road on the left. No.72 will be found on the right hand side.



TOTAL FLOOR AREA : 1167 sq.ft. (108.5 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) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	60	
(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.

