



Langtons Court, Sun Lane, Alresford

*At home in Hampshire*

 **Hellards**

# 8 Langtons Court, Sun Lane

ALRESFORD, HAMPSHIRE SO24 9UE

**Guide Price £575,000**

- Convenient Location close to Town Centre
- Spacious, Modern House offering Versatile Accommodation
- Four Double Bedrooms
- Two En-suite Shower Rooms and Separate Family Bathroom
- Driveway Parking and a Garage
- Walking Distance of Shops and Facilities
- No Onward Chain

A spacious, modern house with a garage offering plenty of versatile accommodation set over three floors. Langtons Court is a small development, conveniently located for the town centre, which is just a short walk away. The property is offered for sale with the benefit of no onward chain.

The property is approached via several steps up to the front door, which opens to a hall with a cloakroom and further steps up to the entrance hall. To the right is the utility room and ahead of you is the kitchen/breakfast room, which has a range of fitted storage units, worktops and appliances. The generously proportioned sitting room features a fireplace, alcove storage and French doors to the raised outdoor seating area. The dining room is at the front of the house.

Stairs from the hall lead down to the lower ground floor, where there is a substantial double bedroom, ensuite shower room and dressing room/study. An internal door opens to the integral garage.

On the first floor, there are three double bedrooms, each having built-in wardrobes. There is an ensuite shower room to the main bedroom, and a separate family bathroom.

The garden is accessed from the lower ground floor, as well as via a metal staircase from the raised seating area.





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, electricity, gas and drainage are connected.

#### LOCAL AUTHORITY INFORMATION

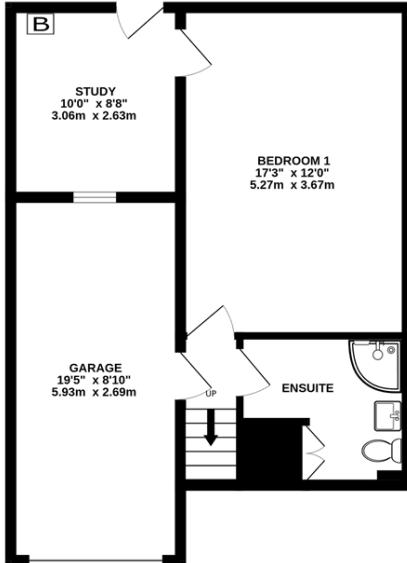
Winchester City Council  
Council Tax Band: F

#### DIRECTIONS

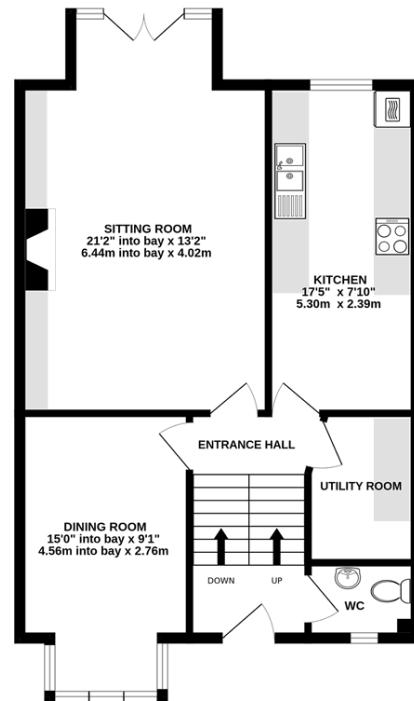
From the centre of Alresford, proceed along East Street (in the direction of Bishops Sutton). At the end of the long terrace, turn right into Sun Lane. Follow the road and Langtons Court will be found on the left hand side. No. 8 is facing you ahead towards the right hand side. What3words///remix.tasters.ratty



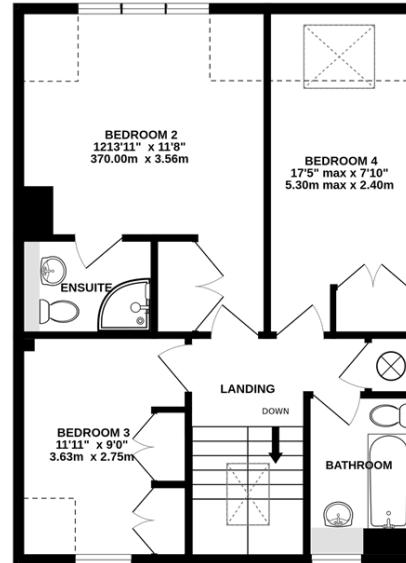
LOWER GROUND FLOOR  
558 sq.ft. (51.8 sq.m.) approx.



UPPER GROUND FLOOR  
656 sq.ft. (61.0 sq.m.) approx.



FIRST FLOOR  
606 sq.ft. (56.3 sq.m.) approx.



TOTAL FLOOR AREA: 1820 sq.ft. (169.1 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		83
(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		

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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.

  
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