



8 Bramble Hill, Alresford

*At home in Hampshire*

 **Hellards**

# 8 Bramble Hill

ALRESFORD, HAMPSHIRE, SO24 9JY

**Price Guide £640,000**

- Spacious Bungalow set on Good Plot
- Popular Cul-de-Sac Location
- Walking Distance of Town Centre- Short Cut via back garden gate into town
- Extended with Good Flow to the Space
- Driveway Parking and Garage
- Attractive Secluded Garden

A spacious bungalow located in a popular cul-de-sac close to bus routes on Jacklyns Lane and within walking distance of the town centre. The property has been extended to create a light and airy entrance hall and another double bedroom. The property has been well-maintained and upgrading works include a recently replaced boiler, which is located in the loft. The bungalow sits in a quiet position at the end of the cul-de-sac with little passing traffic. The front garden is unfenced, with ample parking on the driveway and a garage with an up-and-over door. The secluded rear garden is mainly laid to lawn, with a terrace adjoining the rear of the property. At the end of the garden a gate allows access to a footpath through to Jacklyns Lane.

The bungalow is approached from the driveway, with the front door opening to the light and airy entrance hall and on into the inner hallway. The modern kitchen features a range of smart units and drawers, with worktops and tiling above and views over the front garden. The sizeable living room offers plenty of sofa seating space, with a picture window overlooking the front garden and a charming porthole window to the side.





There are two double bedrooms, both of which have picture windows overlooking the garden. The third bedroom is currently used as a study, with a door opening directly to the garden. The bathroom features a bath, wash hand basin and linen cupboard, and there is a separate cloakroom.

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 seven 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 understood to be connected.

#### **LOCAL AUTHORITY INFORMATION**

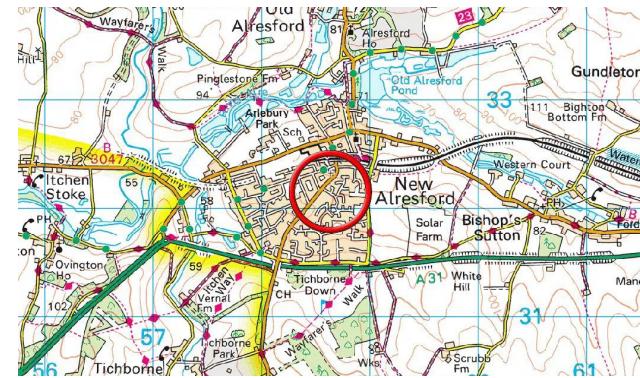
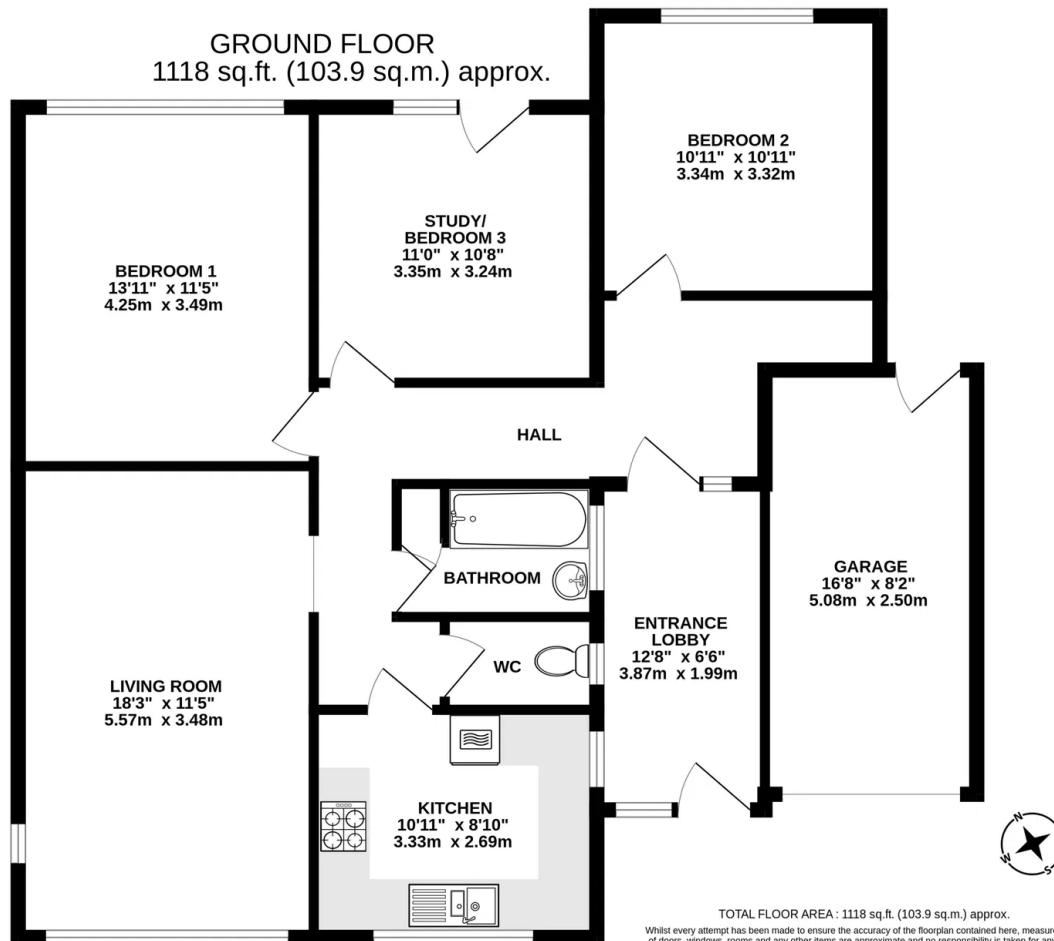
Winchester City Council  
Council Tax Band: D

#### **DIRECTIONS**

From our office in the centre of the town, head down West Street (in the direction of Winchester). At the bottom of the hill, turn left into Jacklyns Lane. Proceed along, going under the bridge, up the hill and, at the brow of the hill, turn left into Elm Road and then left again into Bramble Hill. Follow the road to the left, where No. 8 will be found on the right hand side.

What3words: //gurgling.packages.boomer





Energy Efficiency Rating		Current	Potential
Very energy efficient – lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(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		67	80
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.