



At home in Alresford

15 Thornton Close

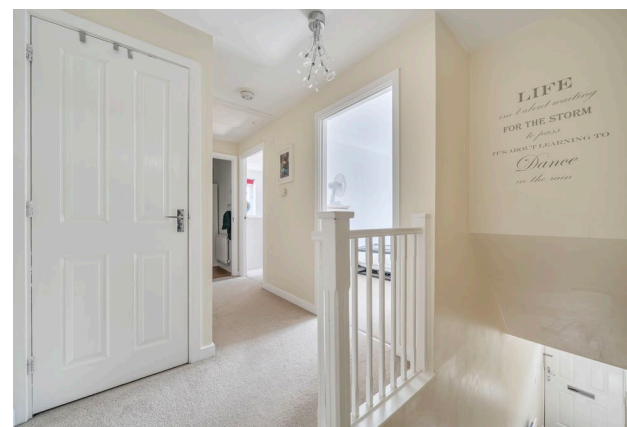
ALRESFORD, HAMPSHIRE, SO24 9FE

Shared Ownership £175,000

- Spacious Coach House
- Two Double Bedrooms
- Large, Dual Aspect Sitting/Dining Room
- Quiet Location within Walking Distance of Town Centre
- Fitted Kitchen
- Two Allocated Parking Spaces
- Leasehold with 107 Years Remaining
- Based on a 50% share
- Can be Staircased to 100% Ownership - Full Price £350,000

Offered for sale as a 50% share, this is a bright and spacious coach house situated in a quiet cul-de-sac surrounded by lots of greenery. Within walking distance of the town centre, bus routes and schools. Stairs to the first floor landing leading to the accommodation including a large dual aspect sitting/dining room and kitchen/breakfast room with some integrated appliances.

Further along the landing are two good sized double bedrooms, the main room benefitting from dual aspect. The second double bedroom has a storage cupboard. The modern bathroom has shower over bath.





The property benefits from a parking space in the carports underneath as well as another allocated space. The carport has further storage under the stairs, and there is also extensive storage in the loft.

The property is available as a 100% share for £350,000. Based on a 50% share, the rent for the remaining 50% is £290pm, with service charge of £90pm. Any buyer looking to purchase on a shared ownership basis will need to be assessed by the Housing Association according to their criteria.

Thornton Close is a modern development just off Grange Road in Alresford and has been thoughtfully designed with plenty of green spaces around.

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

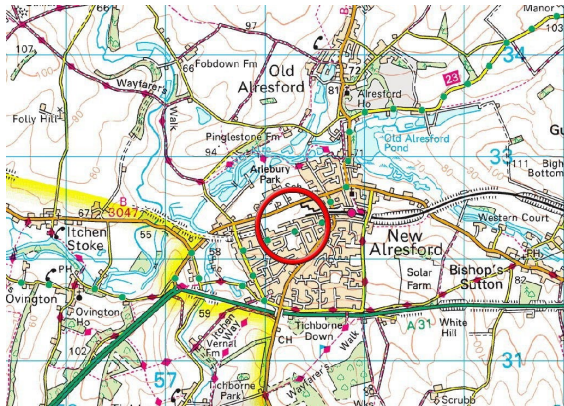
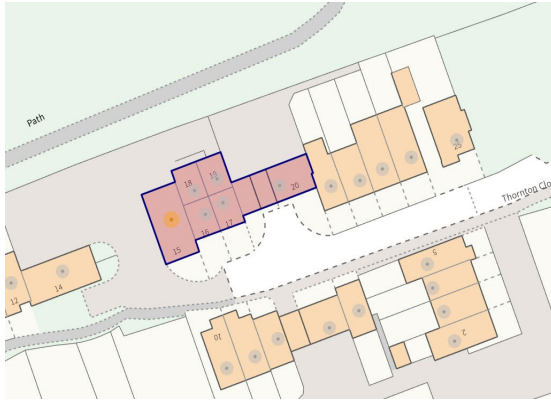
We understand that all mains services are connected.

LOCAL AUTHORITY INFORMATION

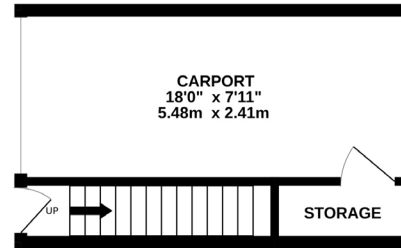
Winchester City Council
Council Tax Band: C

DIRECTIONS

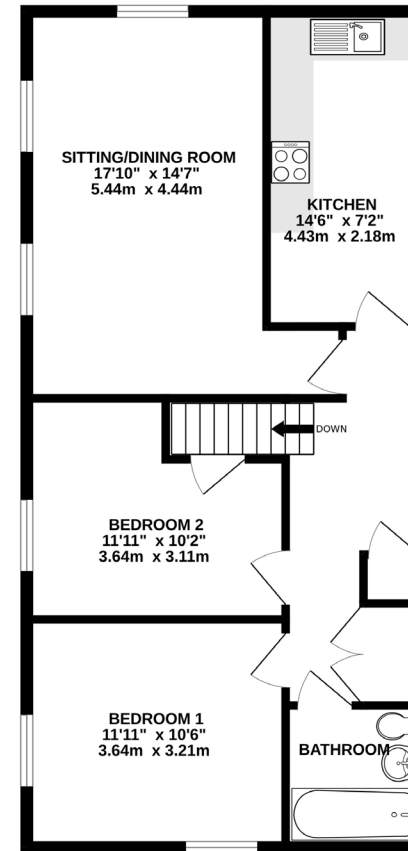
From our office in Broad Street, proceed into West Street and follow it down to the junction at the bottom of the hill. Turn left into Jacklyns Lane, going under the railway bridge, and then turn right into Grange Road. Follow the road up the hill and turn right into Thornton Close. Proceed ahead and then bear left, where No. 15 will be found on the right hand side.



GROUND FLOOR
193 sq.ft. (17.9 sq.m.) approx.



FIRST FLOOR
703 sq.ft. (65.3 sq.m.) approx.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	76
(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	

TOTAL FLOOR AREA : 895 sq.ft. (83.2 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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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.