


Hellards



At home in Alresford

Maple House, 10 Station Road

ALRESFORD, HAMPSHIRE, SO24 9JH

Guide Price £750,000

- Modern Three Bedroom House
- Town Centre Location
- Kitchen with Integrated Appliances
- Dual Aspect Sitting Room with French Doors to Side
- Pretty Courtyard Garden
- Two Private Parking Spaces
- Double Glazed with Gas Fired Central Heating

Maple House is a well-presented modern house located in the centre of the town. This spacious home offers plenty of versatile accommodation, with attractive courtyard garden and parking for 2 cars.

The property is set back from the pavement with wrought iron fencing and gate with steps to the front door, there is also a gate to the side allowing access to the side courtyard garden. The front door opens to the entrance hall, where there is a cloakroom, doors to the kitchen/dining room and sitting room. The fitted kitchen features a smart range of floor and wall units, with worktops and integrated appliances. French doors open from the dining area to the courtyard garden. The sitting room has French doors to the side, wood burning stove and stairs to the first floor.

Upstairs, from the landing there is a loft access hatch with ladder. The landing leads to the main bedroom, with its built in wardrobes and ensuite bathroom. Bedroom 2 is also a double bedroom, with jack and jill doors to the shower room. The third bedroom is a single room with a built-in wardrobe.





Outside, there is a pretty courtyard garden. To the side of the property there is gated access to a block paved parking area with a further gate leading to a further space is allocated situated within Marshalls Yard.

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 gas, electricity, water and drainage are connected.

LOCAL AUTHORITY INFORMATION

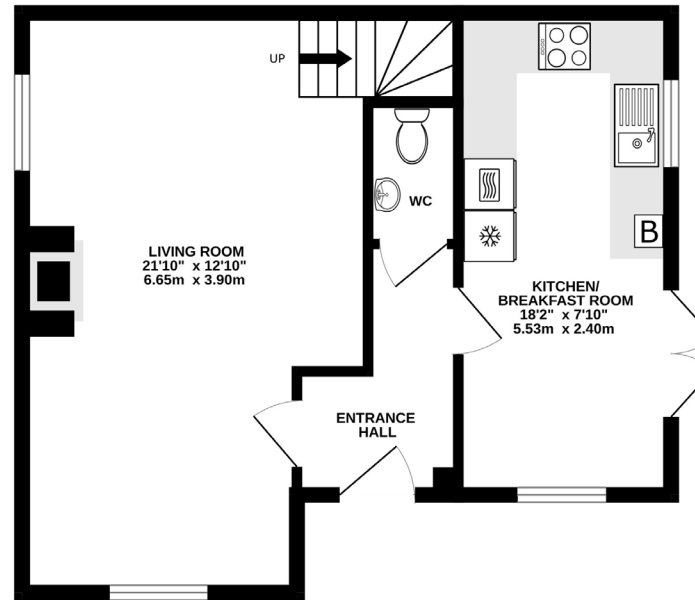
Winchester City Council
Council Tax Band: D

DIRECTIONS

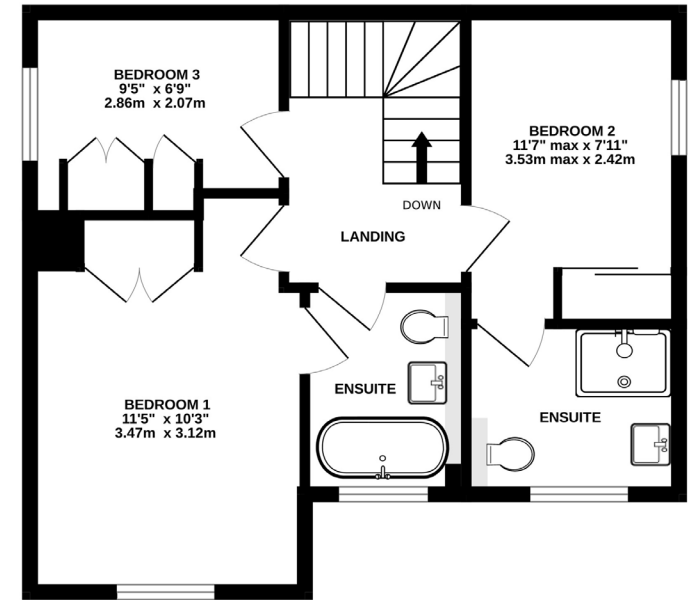
From our office in Broad Street, turn right into West Street. Take the first left onto Jacklyns Lane and before the bridge turn left onto Station Approach number 10 is second on the left.



GROUND FLOOR
468 sq.ft. (43.5 sq.m.) approx.



1ST FLOOR
470 sq.ft. (43.6 sq.m.) approx.



TOTAL FLOOR AREA : 938 sq.ft. (87.1 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.
Made with Metropix ©2025

Energy Efficiency Rating

	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		92
(81-91) B		
(69-80) C	79	
(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	

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.

