


Hellards



At home in Alresford

2 South Close

ALRESFORD, HAMPSHIRE, SO24 9HS

Asking Price £795,000

- Sizeable Detached 1960's House
- Overall Plot of 1/5 of an Acre
- Secluded and Private Location
- Scope to Extend, Subject to Planning
- Gardens to Front and Rear
- Located on Western Edge of the Town

A sizeable, detached house built in the 1960's, set on a generous, secluded plot of 1/5 of an acre. The property is tucked away in a corner of this quiet cul-de-sac, which is located close to the western edge of the town. We believe there to be plenty of scope to extend the house, subject to planning permission being granted. There are attractive gardens to front and rear, excellent parking and garaging.

The house is approached from the driveway, with an enclosed porch to the front of the house. The front door opens to the entrance hall, which retains the original parquet flooring under the current carpet. There is a study, a cloak/shower room, understairs cupboard and stairs leading up to the first floor. To the left of the hall is the sizeable L-shaped living room, which is used as a sitting room and dining room, with sliding doors to the garden and the original parquet flooring still under the current carpet. The kitchen features a range of storage units, worktops with tiling above, a double gas oven and gas hob. Off the kitchen is the utility room, which has spaces for appliances and a door to the garden.

Off the first floor landing are four bedrooms and a shower room. Bedroom one is a generously proportioned double room with a recess providing space for a dressing table. The second





bedroom is also a substantial double room, with a built-in wardrobe. Bedrooms three and four have built-in wardrobes. The shower room features a white suite comprising a shower, wash hand basin, wc and heated towel rail.

Outside, to the front of the house there is a lawned front garden and parking area. A gate to the side of the house leads through to the secluded and private rear garden, which is laid to lawn with a paved terrace, low maintenance borders, a summer house with light and power and a greenhouse.

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

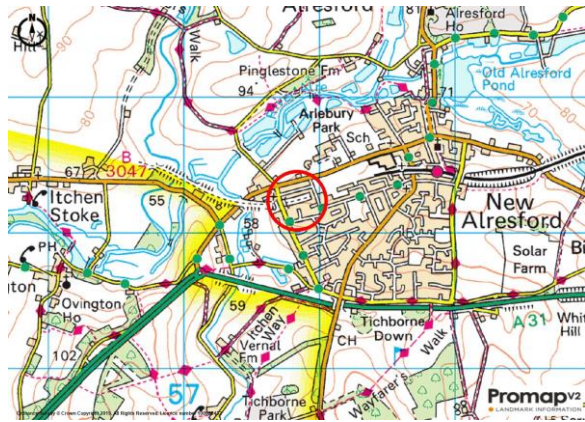
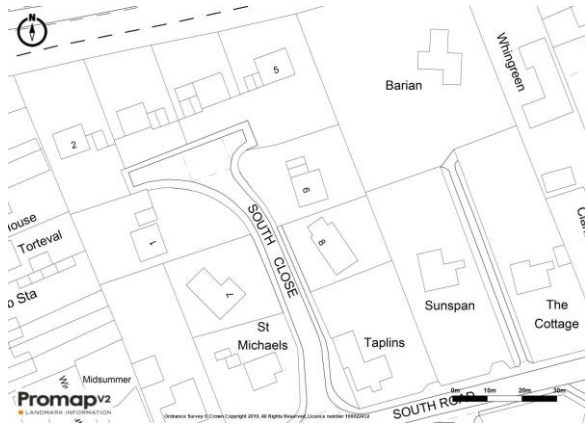
We understand that mains gas, electricity, water and drainage are connected.

LOCAL AUTHORITY INFORMATION

Winchester City Council
Council Tax Band: F

DIRECTIONS

From the centre of Alresford, proceed down West Street to the bottom of the hill and continue ahead going into Pound Hill, which then becomes The Avenue. Take the second turning on the left into New Farm Road, going over the old railway bridge. After 250 metres, turn left into South Road. South Close is the first road on the left. No.2 is ahead of you in the left hand corner.

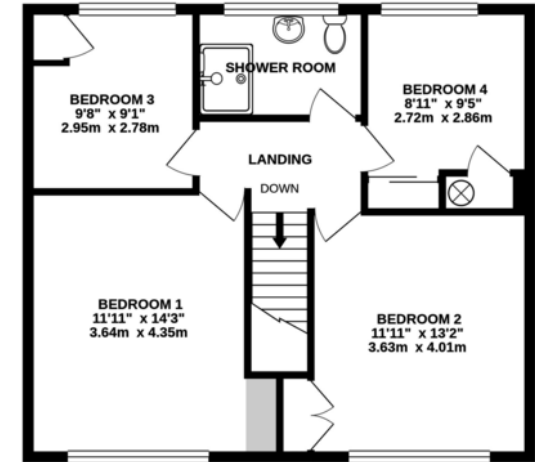


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	68	81
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

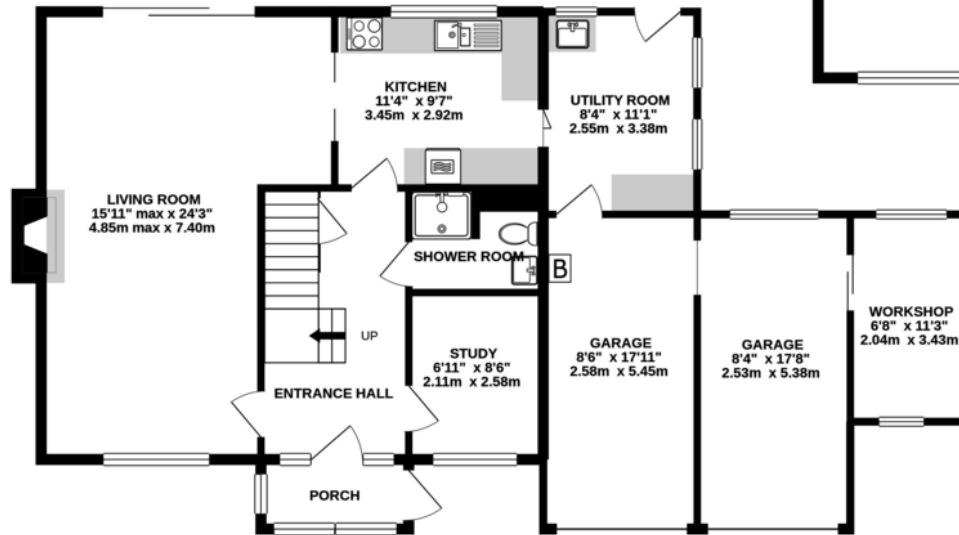
TOTAL FLOOR AREA : 1795 sq.ft. (166.8 sq.m.) approx.

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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1ST FLOOR
659 sq.ft. (61.3 sq.m.) approx.



GROUND FLOOR
1136 sq.ft. (105.5 sq.m.) approx.



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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.

