



Braeburn Cottage, Orchard Dean, Alresford

At home in Hampshire


Hellards

Braeburn Cottage, 5 Orchard Dean

THE DEAN, ALRESFORD SO24 9DE

Guide Price £635,000

- Light and Airy Home in the Town Centre
- Level Walk to the Shops on West Street
- Three Bedrooms and Two Bathrooms
- Sitting Room/Dining Room/Kitchen
- Gated Carport and Visitor's Parking
- Attractive Garden

A light and airy home in a small development of just twelve properties designed for the over 55's situated in the centre of the town. Braeburn Cottage occupies an elevated position with the benefit of having a level walk, via a secure gated access, through to Bakehouse Yard and West Street, making this an ideal home for someone needing to be really close to the shops and facilities in the town centre. Bus services to Winchester and Alton are readily available just a few minutes' walk away.

The property was built in 2005 by Archstone Developments and is immaculately presented throughout. The front door opens to the entrance hall, where there is a cloakroom. Stairs lead to the first floor, with a storage cupboard below. To the front of the property is the kitchen, which has a range of fitted storage units, worksurfaces and integrated appliances. The dining room is off the kitchen, with plenty of space for a table and chairs. Double doors open to the conservatory, which enjoys a lovely outlook over, and access to, the garden. A door from the entrance hall opens to the spacious living room, which has an electric fire in an attractive fireplace surround and French doors leading onto the garden.

Upstairs, the principal bedroom has built-in wardrobes, with a door leading to the en-suite shower room, which is fitted with a modern white suite. The second bedroom also has fitted wardrobes, and there is a third bedroom, which could easily double as a hobbies room/study. Off the landing is a bathroom, fitted with a white suite. There is a half-boarded loft with an extendable ladder and light allowing for useful storage.

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Outside, the garden enjoys privacy and seclusion. It has been designed to be low-maintenance and includes an artificial grass 'lawn', a paved seating area, a selection of flower and shrub borders and a garden shed. The secure parking area is located nearby, with access via an electronic key fob, with the parking being under cover in a car barn. There is visitors' parking at the top of the close.

A quarterly charge covers the upkeep of the scheme, including the maintenance of the road, the front gardens, window cleaning and exterior decorating as well as paying for the buildings insurance and a sinking fund to cover future liabilities. The annual charge for 2025 is £4,120

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

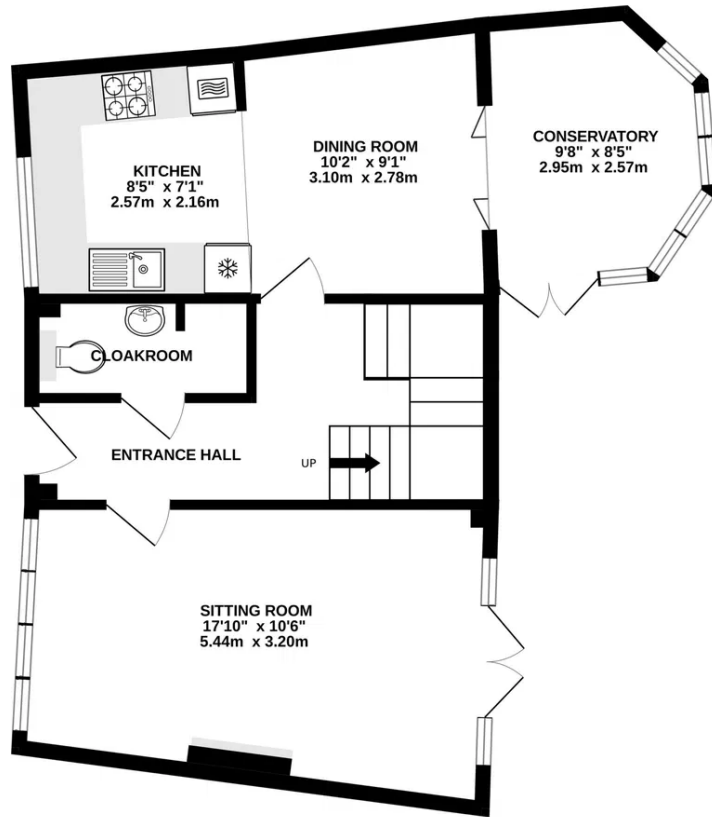
Council Tax Band: D

DIRECTIONS

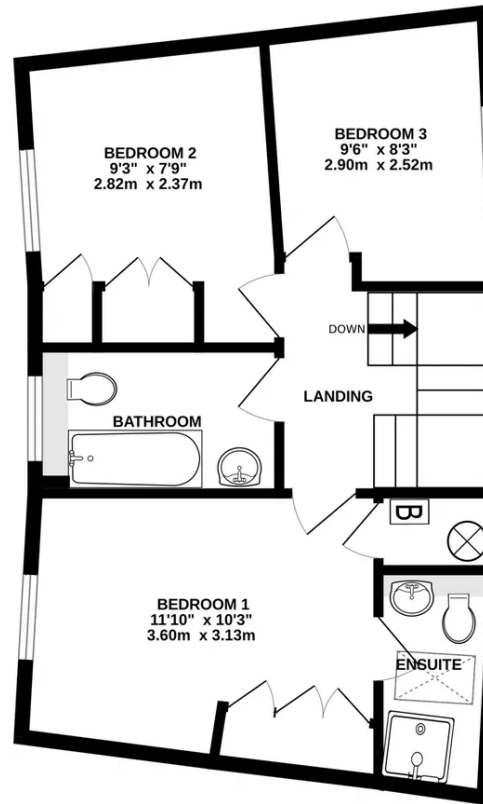
From our offices in Broad Street, proceed down West Street and, at the bottom of the hill, turn right into the Dean. Orchard Dean will be found after a little way on the right hand side. Braeburn Cottage is located at the top left as the road starts to bend round to the right.



GROUND FLOOR
578 sq.ft. (53.7 sq.m.) approx.



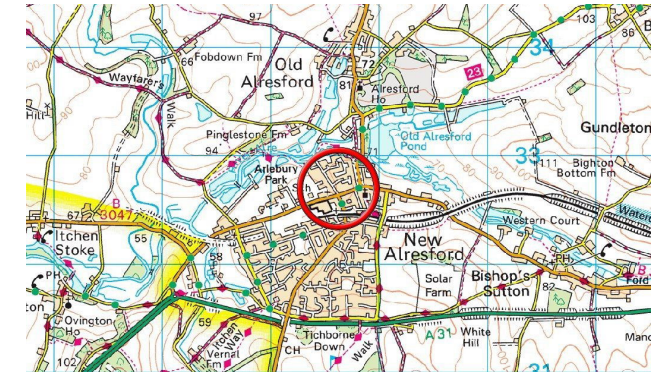
1ST FLOOR
505 sq.ft. (46.9 sq.m.) approx.



TOTAL FLOOR AREA : 1083 sq.ft. (100.6 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		86
(69-80) C	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

Hellards Estate Agents
11 Broad Street, Alresford, Hampshire

01962 736333

sales@hellards.co.uk

<https://www.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.