



*At home in Old Alresford*

# Runnymede Inhams Row

ALRESFORD, HAMPSHIRE, SO24 9SJ

## Asking Rent £ 1,300 PCM

- Energy Performance Rating D
- Holding Deposit £300.00
- Deposit £1,500.00
- Council Tax Band D
- Cottage
- Two Bedrooms
- Sitting Room
- Countryside Views
- Allocated Parking Space



A cosy cottage, set back from the road, with front and rear gardens and countryside views to the rear.





Approached via a gravel driveway leading to an allocated parking area, this cottage has a pretty front garden with path to the front door. Upon entering, there is an entrance hall with stairs to the first floor and a door through to the sitting room, with wood burning stove. There is a door through to the kitchen / breakfast room with cream shaker style base and eye level units, and a wood effect laminate worktop. There is an adjacent boot room, and lean to conservatory, with plumbing for a washing machine. There is a cellar with earth floor and automatic pump.

Upstairs, there is a generous-sized master bedroom, second double bedroom and bathroom with shower over the bath.

To the rear of the property is a lawned garden with mature borders.

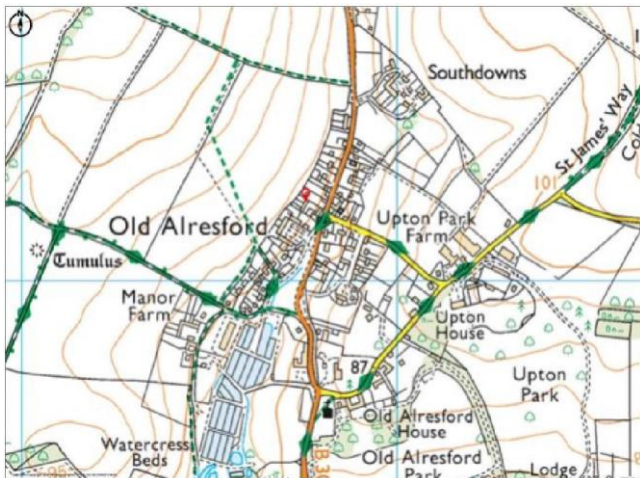
The property has an air-source heat pump and private drainage

There is one allocated parking space.

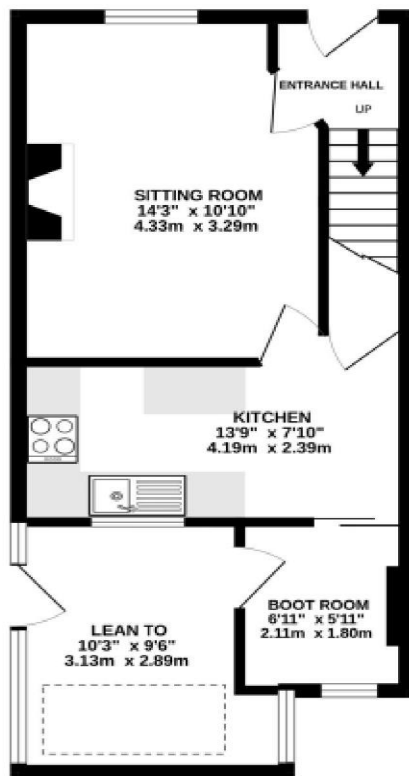
Superfast broadband is available (source: Ofcom). There is likely to be a mobile signal from EE, but unlikely from O2, Three and Vodafone (source: Ofcom).

Old Alresford, with a village green and village hall at its centre, lies at the southern end of the Candover Valley in the middle of farming communities and the famous watercress beds. There are a wide variety of walks and cycle rides from the doorstep. Old Alresford has a strong village community, with its church, dramatic society, summer fayre, bonfire celebrations, cricket club and village events. The town of New Alresford lies within a mile to the south, 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, churches and an active community. The cathedral city of Winchester is just a few miles away and there is easy access to the south coast, the Midlands and London via the road network. There is mainline rail access to London from Winchester or Basingstoke.

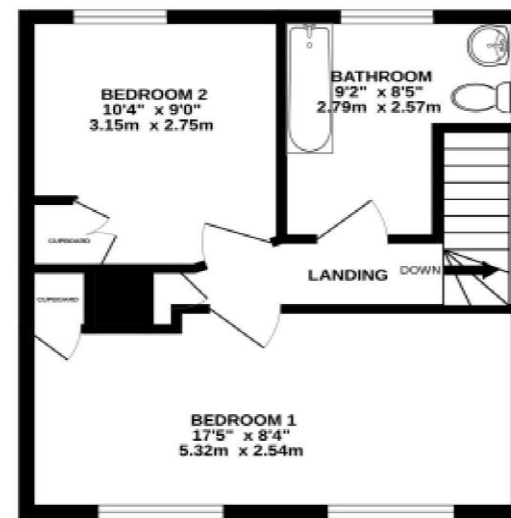




GROUND FLOOR  
405 sq.ft. (37.6 sq.m.) approx.



1ST FLOOR  
351 sq.ft. (32.6 sq.m.) approx.



TOTAL FLOOR AREA: 756 sq.ft. (70.2 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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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		<b>100</b>
92-100 <b>A</b>		
81-91 <b>B</b>		
69-80 <b>C</b>		
55-68 <b>D</b>	<b>59</b>	
39-54 <b>E</b>		
21-38 <b>F</b>		
1-20 <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### DIRECTIONS

From our office in Broad Street, turn left and head down the hill and around the corner into The Soke. Continue along and into Old Alresford. Head past the green on your left, and the turning to Inhams Row can be found on the left, opposite the turning for Kilt Lane. At the top of the lane, the parking is the first space on the left, and the property can be found on the right.

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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.

