



At home in Cheriton

1 The Goodens, Cheriton

ALRESFORD, HAMPSHIRE, SO24 0QH

Asking Rent £ 1,600 PCM

- Energy Performance Rating E
- Holding Deposit £369.23
- Deposit £1,846.15
- Council Tax Band D
- Three Bedrooms and an Attic Room
- Two Reception Rooms
- Kitchen / Breakfast Room
- Conservatory
- Garden and Off Road Parking
- Village Location

A spacious home situated within a short walk of Cheriton village centre with its picture-postcard village green, lying beside the River Itchen.





A spacious extended home situated within a short walk of picturesque village centre of Cheriton.

The house has a versatile layout downstairs, with a good sized kitchen, adjacent conservatory, large dining/family room and separate cosy living room with an open fire.

Upstairs, there is a family bathroom with shower over the bath, three bedrooms on the first floor and a further room in the attic, which is accessed via a staircase leading from the second bedroom.

To the front of the property is a large drive with off road parking. There is a garden to the rear with patio area and mature hedges.

Ultrafast broadband is available (source: Ofcom). A mobile signal is likely from O2, limited from EE and Vodafone, and none from Three (source: Ofcom)

Cheriton is a much sought after village within easy reach of Alresford and Winchester. Within the village itself there is a local shop, Post Office, primary school, bus service, church, recreation ground/tennis courts and a traditional public house (almost opposite). We understand that this house was built as one of a pair of former farm cottages which front the village street (Brandy Mount).



DIRECTIONS

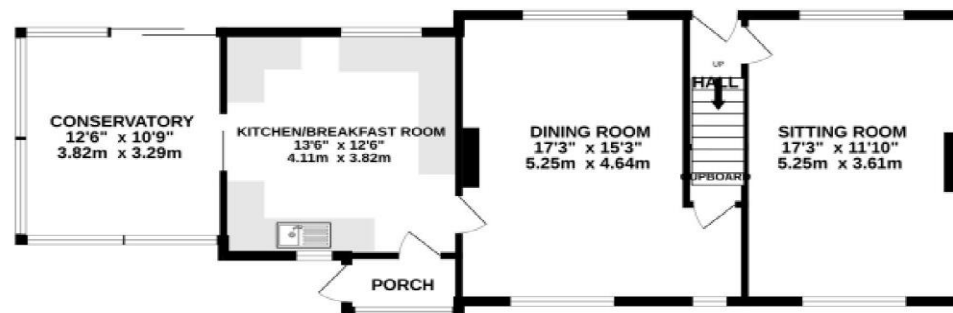
From Alresford, proceed south along Jacklyn's Lane and follow this road to Cheriton (about 3 miles). After passing the village green, take the next turning right into Brandy Mount (towards Beauworth). On reaching The Flower Pots Inn, turn right into The Goodens and then bear right into a shared drive, whereupon the drive to this house will be found in the right hand corner.



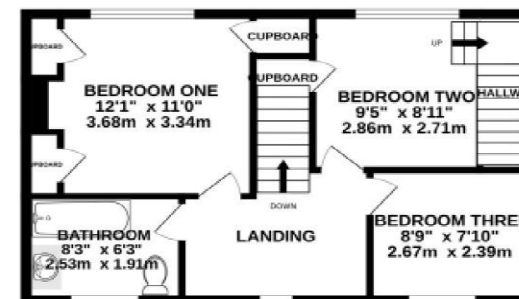
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C		76
55-68 D		
39-54 E	48	
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

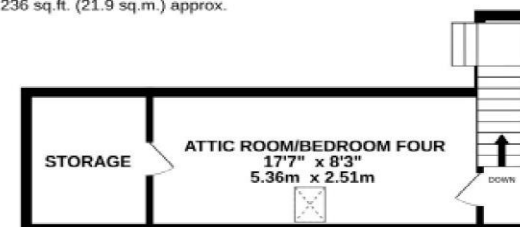
GROUND FLOOR
784 sq.ft. (72.8 sq.m.) approx.



1ST FLOOR
464 sq.ft. (43.1 sq.m.) approx.



2ND FLOOR
236 sq.ft. (21.9 sq.m.) approx.



TOTAL FLOOR AREA : 1483 sq.ft. (137.8 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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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.


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