



At home in Alresford

The Old Coach House, East Street

ALRESFORD, HAMPSHIRE, SO24 9EQ

Asking Rent £ 3,000 PCM

- Energy Performance Rating C
- Holding Deposit £692.30
- Deposit £3,461.50
- Council Tax Band E
- Brick and Flint Cottage
- Beautiful Garden
- Views over Alresford Pond
- Three Bedrooms
- Two Bathrooms
- Sitting / Dining Room with Vaulted Ceiling
- Utility Room
- Double Garage and Off Road Parking



A beautifully presented brick and flint cottage, centrally located and with rare views over Alresford Pond.





Approached via an electric gate to a shared gravel driveway, the property can be found to the right. A path leads to the front door, which opens into a versatile and welcoming dining hall with stairs to the first floor.

From the entrance hall, there is a door through to the Country-style kitchen which has space for a table.

There is a large living room with vaulted ceiling and doors overlooking the garden and views out towards Alresford Pond. A door leads through to the downstairs bedroom / study, which has an ensuite shower room.

There is also a door through to the good-sized utility room which has a door out to the parking area and garaging.

Upstairs, there is the main double bedroom which is dual aspect and enjoys far reaching views over the pond, a single bedroom and the bathroom, featuring a white suite and shower over the bath.

The garden features an attractive large split-level terrace, with a lawn and mature borders. To the side beyond the hedge there is a parking area for two cars. The double garage is the other side of the house, with further generous off-road parking space outside.

Superfast broadband is available (source: Ofcom). For mobile coverage, please check the Ofcom website <https://www.ofcom.org.uk/mobile-coverage-checker>

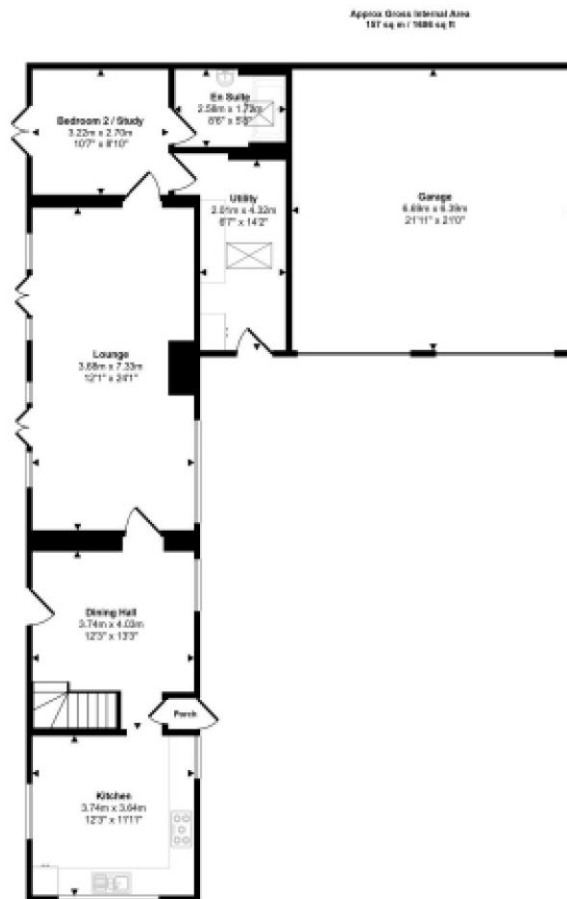


Alresford is a beautiful Georgian town known for its variety of independent shops, restaurants and inns, located in glorious surroundings on the edge of the South Downs National Park. Attractions include the Watercress steam railway, schools for infant, junior and secondary education, several churches 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.

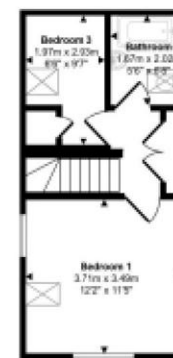


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92-100 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		
	72	84
England & Wales	EU Directive 2002/91/EC	



Ground Floor
Approx 128 sq m / 1374 sq ft



First Floor
Approx 29 sq m / 313 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Items of items such as bathroom suites are representations only and may not look like the real items. Made with Hello Snappy 360.

DIRECTIONS

From our Office in Broad Street, turn right and then left at the top of the road. Continue along East St where the property can be found towards the end, on the left behind the large wooden electric gates.

No. 11 Broad Street, Alresford, Hampshire, SO24 9AR

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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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