



9 Freemans Yard Lane, Cheriton, Alresford, SO24 0AY
Guide Price: £975,000 Freehold



9 Freemans Yard, Cheriton, Alresford, Hampshire

4 Bedrooms, 3 Bathrooms

Guide Price £975,000

- Beautifully presented contemporary family home
- Imaginatively designed living/kitchen/dining room with vaulted ceiling
- Sitting room with woodburning stove and doors to garden
- Snug/games room
- Principal Bedroom with fitted wardrobes and ensuite shower room
- Guest Bedroom with ensuite shower room
- Two further bedrooms and family bathroom
- Attractive and low maintenance rear garden
- Garage and further parking
- Share of an additional approx. seven acre field at the top of the lane
- EPC Band E, Council Tax Band G



**9 FREEMANS YARD LANE, CHERITON
ALRESFORD, SO24 0AY**

A beautifully presented and attractive family home built approx. 10 years ago and located within one of Alresford's most sought after villages of Cheriton.

The village of Cheriton is much loved, the heart of which has St Michael's Church, a village post office and shop, Cheriton primary school and The Flowerpots Inn (known locally as The Pots!). Cheriton also has its own Sourdough bakery school, and Raimes vineyard is nearby, producing sparkling wines. The Georgian market town of Alresford is nearby with an array of independent shops.

The property is set back from the lane by a charming picket fence, leading to a gabled porchway and front door painted in a soft sage green.

A wide and welcoming hallway has an attractive stone floor and leads to the cloakroom and coats cupboard, and has glazed double doors through to the snug/games room. The sitting room is a wonderfully restful room, with soft ivory walls, a woodburning stove with oak mantle set into the wall, and doors and windows leading out to the garden.

However, kitchen/family/dining room is clearly the hub of the house, with a wealth of white shaker style cabinetry under granite worktops, with large centre island and a door to the garage. There is ample space for a large dining table, and a further area with wonderful vaulted ceiling, flooding the room with light, provides space for sofas, from where French windows lead out to the garden.

Upstairs, the principal bedroom overlooks the garden, has fitted wardrobes and leads into a spacious ensuite shower room. The guest bedroom also has fitted wardrobes and an ensuite shower room. There are two further bedrooms and a family bathroom.









THE GARDEN, GARAGE AND PARKING: The rear garden is a deep paved terrace, ideal for entertaining, leading to a lawned area. There is a shingled driveway providing off street parking and leading to the garage, which has power, light, and an internal door into the kitchen.

SERVICES: The property has mains electricity, LPG gas, and private drainage to a communal Klargester treatment plant.

MANAGEMENT COMPANY: Please note: the residents have set up a management company, Freemans Yard Management Co Ltd set up to look after the communal and shared elements of the development, of which several homeowners are also directors. This includes the maintenance and insurance of the road, communal gardens, shared septic tank and drainage, and the individually metered Calor Gas tank along with a significant contribution to the sinking fund within which there are significant funds. Service charge c£2200.

ADDITIONAL LAND: It is worth noting that the residents of Freemans Yard have very recently collectively purchased the large field at the top of the lane, to protect it from future development. It is approximately seven acres, for which our owner's share would be passed onto to the future buyer of the property.



Approximate Gross Internal Area = 185.3 sq m / 1994 sq ft
(Including Garage)



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.
Created by Emzo Marketing (ID1037582)

MAC NKS

4 Romsey Road • • Winchester • SO23 8TP
T: 01962 843346 • E: winchester@martinco.com

01962 843346

<http://www.martinco.com>


MARTIN&CO

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