



Tichborne Down, Alresford

At home in Hampshire


Hellards

5 Links Cottages

ALRESFORD, HAMPSHIRE SO24 9PA

Guide Price £385,000

- Character Terraced Home
- Two Double Bedrooms
- Spacious Sitting Room with Open Fire
- Kitchen/Breakfast Room
- Pretty Gardens Front and Back
- Edge-of-Town location Close to Countryside

Situated on Tichborne Down, not far from the golf course, a very pretty mid terraced period cottage with a lovely garden. The property is approached via a well-tended, enclosed front garden with a wild bird cherry tree and there is wisteria, roses and clematis growing up the front of the house for a proper cottage feel. Inside, the sitting room has an open fire with brass hood and the main living area has been opened up to offer living/dining and study options. To the rear of the property, an L-shaped kitchen breakfast room with breakfast bar and windows with a view of the garden. The bathroom is accessed off the rear of the reception room and is fitted with shower over bath as well as some storage.

Upstairs, there are two double bedrooms, the front one benefitting from an original fireplace as well as fitted storage. The rear bedroom has lovely views over the garden.

The rear garden is pretty, laid to lawn with a patio area and seating as well as an arch leading to a footpath giving rear access to the terrace of cottages. Beyond this is a further area of garden which, whilst not currently forming part of this freehold, is presently used by the owners and the legal owner of this extra land is evidently untraceable. The owners of the other cottages have claimed the gardens as part of their freehold title, and this could be done here. This extra parcel extends to about 80ft x 12ft and is laid to lawn with a shed and mature apple trees which belongs to our clients. This area has been maintained by our clients for the duration of their ownership (over 20 years).





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 mains gas, electricity, water and drainage are connected. Gas fired central heating (the boiler was replaced two years ago).

LOCAL AUTHORITY

Winchester City Council
Council Tax Band C

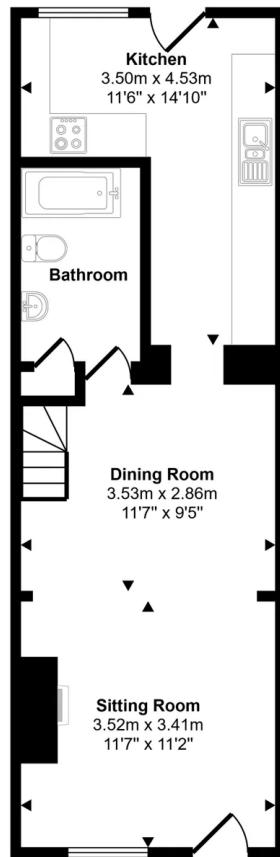
DIRECTIONS

From our offices in Broad Street, turn left onto East Street. Turn right into Sun Lane and follow the road, bearing right onto Tichborne Down. Links Cottages will be found a little way along on your right hand side.

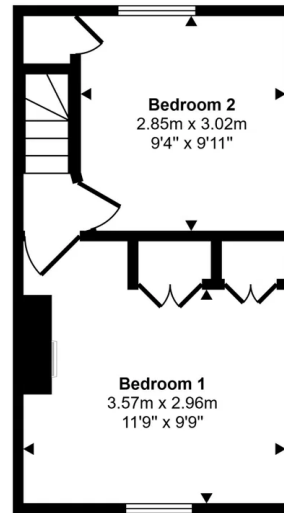
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Approx Gross Internal Area
65 sq m / 698 sq ft

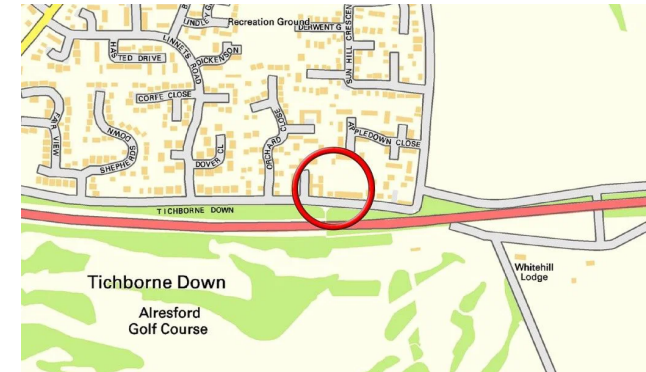


Ground Floor
Approx 40 sq m / 435 sq ft



First Floor
Approx 24 sq m / 263 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. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 81 |
| (69-80) C | | |
| (55-68) D | 66 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |

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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.