



**Beech Road, Alresford**

*At home in Hampshire*

  
**Hellards**

# 25 Beech Road

ALRESFORD, HAMPSHIRE SO24 9JS

## Guide Price: £635,000

- Detached Four Bedroom Family House
- Conveniently Located close to Town Centre and Schools
- Stunning Kitchen/Dining Room Extension with Rooflights
- Main Bedroom on Ground Floor with Ensuite Shower Room
- Three further Bedrooms and Bathroom
- Private and Secluded Rear Garden
- Garage and Driveway Parking

Conveniently located within 10 minutes' walk of the town centre, this nicely presented four-bedroom detached house offers spacious living with the convenience of a single garage, driveway parking and a lovely garden. This lovely family home has been thoughtfully extended to create a wonderful open-plan kitchen and dining space, which spans the rear of the house, linking through naturally to the original house. An array of solar panels on the roof reduce dependency on the National Grid, and there is a 7kw electric car charging point on the driveway.

Upon entering, you are greeted by an inviting hallway, where there is a cloakroom and stairs to the first floor. A door opens to a cosy sitting room with a gas coal-effect fire with remote control, and plenty of space for sofas. The room is open to the fabulous dining space and kitchen, which features underfloor heating and 3 skylight windows allowing plenty of light to flood inside. The kitchen features a range of built-in appliances, wooden worktops, a breakfast bar and dining space. French doors open out onto a patio and the garden.

Off the hall is the main bedroom, which is a generous double room with dual aspect windows, a dressing area with built-in wardrobes and a smart ensuite bathroom.

On the light and airy first floor landing is a linen cupboard and access hatch to the loft. Bedrooms 2 and 3 are both double rooms with built-in wardrobes. The third bedroom is a single room, also with a built-in wardrobe. The bathroom features a modern white bath suite.





Outside, the property benefits from a secluded garden, offering a private outdoor space for enjoyment and al-fresco dining. There is driveway parking to the front of the property, leading to a single garage, which provides secure parking and additional storage. With a floor area of 1337 sq ft, this home offers a fantastic footprint for comfortable family living.

Beech Road is ideally situated in Alresford, a charming market town known for its picturesque surroundings and vibrant community. Residents benefit from easy access to local amenities, including independent shops, cafes, and restaurants. The area is well-regarded for its green spaces and country walks, providing a wonderful quality of life. Excellent transport links connect Alresford to Winchester, Alton and Petersfield, making it an ideal location for commuters and those seeking a blend of town and country living.

#### **SERVICES**

We understand that mains electricity, gas, water and drainage are connected. The as boiler was installed in 2016. There are solar panels on the roof, which are owned by the property.

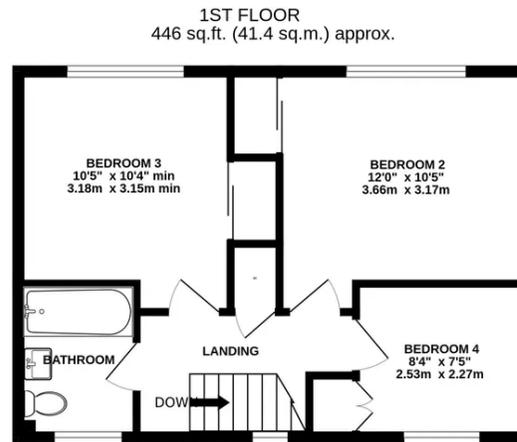
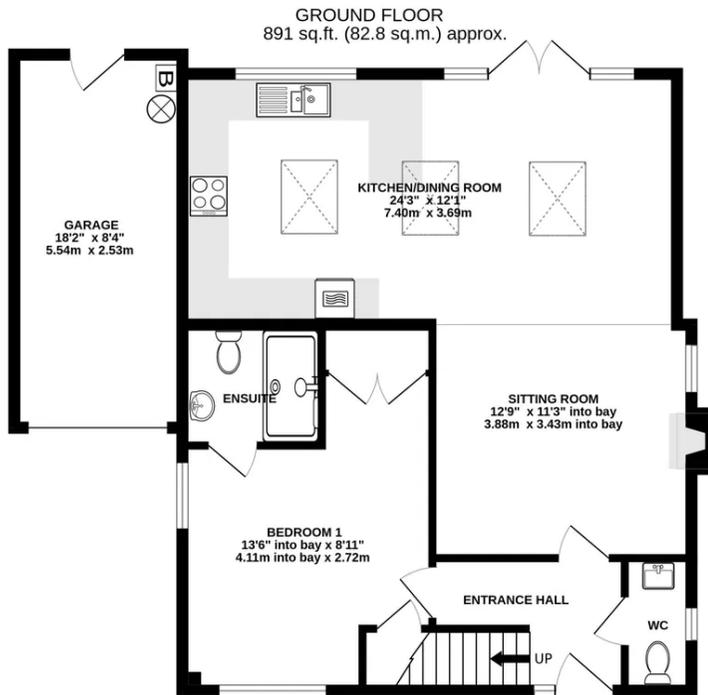
#### **LOCAL AUTHORITY**

Winchester City Council  
Council Tax Band: E

#### **DIRECTIONS**

From the centre of Alresford, proceed down West Street and turn left into Jacklyn's Lane (sign posted to Cheriton). After the old railway bridge, turn left into Nursery Road and, about half way along, turn right into Beech Road. Continue ahead and turn left, where No. 25 will be found on the left hand side.

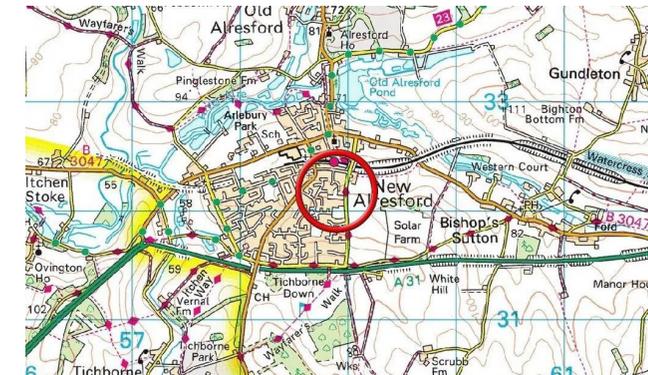




**TOTAL FLOOR AREA: 1337 sq.ft. (124.2 sq.m.) approx.**

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 |                         |           |
| (92+)                                       |                         |           |
| <b>A</b>                                    |                         |           |
| (81-91)                                     |                         |           |
| <b>B</b>                                    |                         |           |
| (69-80)                                     |                         |           |
| <b>C</b>                                    |                         |           |
| (55-68)                                     |                         |           |
| <b>D</b>                                    |                         |           |
| (39-54)                                     |                         |           |
| <b>E</b>                                    |                         |           |
| (21-38)                                     |                         |           |
| <b>F</b>                                    |                         |           |
| (1-20)                                      |                         |           |
| <b>G</b>                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
|   | 81                      | 89        |
| <b>England &amp; Wales</b>                  | 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.