



**Paddock Way, Alresford**

*At home in Hampshire*

  
**Hellards**

## 8 Paddock Way

ALRESFORD, HAMPSHIRE SO24 9PN

**Guide Price: £399,950**

- First Floor Maisonette
- Built by Orchard Homes in 2017
- Close to Golf Course and Country Walks
- 2 Double Bedrooms and 2 Bath/Shower Rooms
- Open-Plan Kitchen and Living Space
- Garden and Driveway Parking for 2 Cars
- No Onward Chain

An immaculate first floor maisonette located on a small development on the southern edge of the town. Built to an exacting standard by Orchard Homes in 2017, No. 8 Paddock Way has its own ground floor entrance, a garden and driveway parking for 2 cars.

Once in the entrance lobby, there are 2 built-in storage cupboards and stairs leading up to the apartment. The fitted kitchen has a smart range of units, drawers and worktops, with integrated Bosch appliances. The kitchen is open-plan to the spacious living room, which offers plenty of sofa and dining space.

The main double bedroom has a range of fitted wardrobes, and an ensuite shower room. A second double bedroom and a bathroom complete the accommodation.





### **SERVICES**

We understand that mains electricity, gas, water and drainage are connected.

### **TENURE/LEASE INFORMATION**

The property is held on a long lease of 999 years from 2017. The owners own a share of the freehold of the development.

### **MANAGEMENT COMPANY**

The Paddock (Alresford) Management Company Ltd (Company number 10823863) is run and managed by the residents. The service charge is £330pa (2026) and covers estate and directors' liability insurance, maintenance of the common parts and a contribution to a reserve fund.

### **LOCAL AUTHORITY**

Winchester City Council

Council Tax Band: C

### **DIRECTIONS**

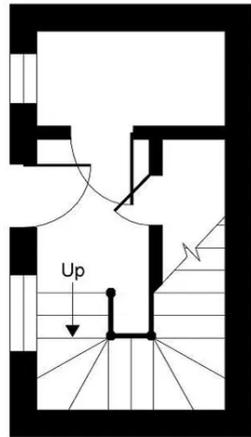
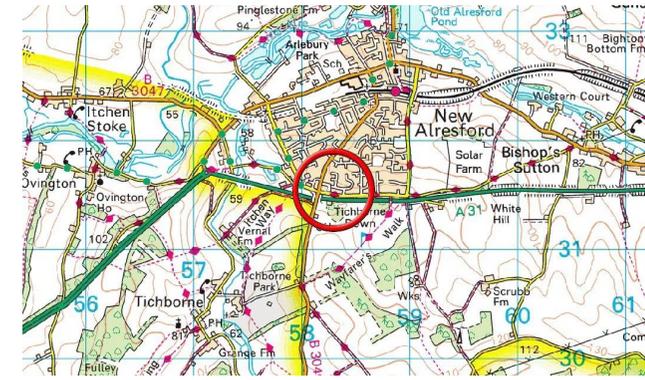
From the centre of Alresford, proceed down West Street, turning left into Jacklyns Lane. Follow this road until reaching The Cricketers pub on the southern boundary of the town, and turn left Tichborne Down. Turn left into Shepherds Down, bearing left into Paddock Way and continue straight ahead. No.8 will be found in the far right hand corner.

**What3words: ///skies.speaks.oaks**

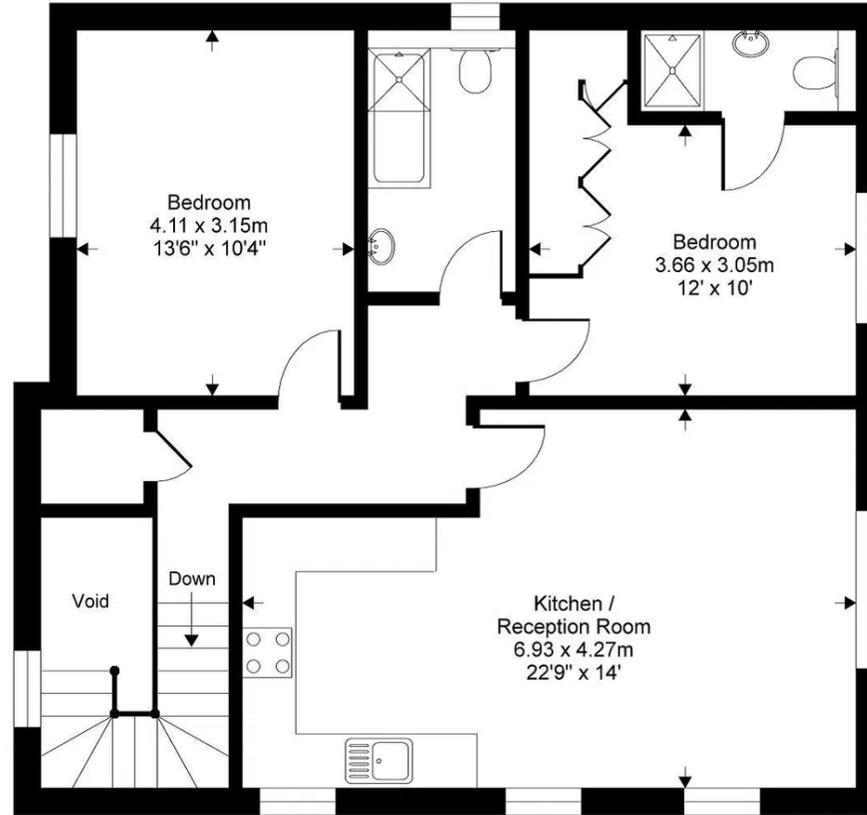


# Plot 8, Paddock Way, Alresford, SO24 9PN

Gross internal floor area (approx):  
 83.8 sq m / 903 sq ft (Excludes Void)  
 For Identification only - Not to scale  
 Niche Communications



Ground floor



First floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		89	89
(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			
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.