



Lindley Gardens, Alresford

At home in Hampshire

 **Hellards**

15 Lindley Gardens

ALRESFORD, HAMPSHIRE SO24 9PU

Guide Price: £665,000

- Well-Presented Family Home
- Four Bedrooms and Modern Bathroom
- Open-Plan Kitchen/Dining Room
- Oak-Framed Garden Room Extension
- Spacious Living Room
- Landscaped Garden
- Garage and Driveway Parking
- Car Charger and Brand New Solar Panels

A spacious modern four bedroom detached house located in a popular residential area, with good access to local schools. Lindley Gardens is conveniently located within 10-15 minutes' walk of the town centre, as well as having open countryside and the golf club close by. The property is very-well presented throughout, with an easy flow to the space. Benefits include an electric car charger, a brand new solar panel array and 2 large storage batteries in the garage.

From the driveway a path leads to the front door, which opens to the entrance hall, with stairs to the first floor, an understairs cupboard and a cloakroom. The spacious sitting room has a box window to the front and a wood-burning stove with oak mantle. A wide opening leads through to the superb oak-framed garden room, featuring French oak flooring, and double doors to the garden. The garden room connects seamlessly to the smartly refitted open-plan kitchen and dining room, allowing a circular flow to the ground floor space.

Upstairs, off the first floor landing are four bedrooms and the bathroom. The principal bedroom has a large built-in wardrobe with sliding doors. The second bedroom is also a double room, with a view of the garden. Bedrooms 3 and 4 overlook the green at the front of the house. The bathroom has underfloor heating and a white suite including a shower bath, a vanity unit with inset sink on a Corian worktop, and a wc.





Outside, the driveway leads to the garage, which has an up-and-over door and a wall-mounted boiler. The front garden is laid to lawn. A gated side access by the garage leads through to the rear garden, which has a shrub borders, a paved seating area adjoining the house, a further circular seating area, electric power points, water feature, garden shed and posts for a hammock. A gate in the fence allows access to a path at the rear of the property.

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 electricity, gas, water and drainage are connected.

LOCAL AUTHORITY

Winchester City Council
Council Tax Band: E

DIRECTIONS

From the town centre, proceed down West Street and, at the bottom of the hill, turn left into Jacklyns Lane. Follow the road for half a mile, turning into Linnets Road on the left hand side. After a few hundred meters, turn left into Benenden Green and immediately right into Lindley Gardens. No.15 will be found ahead of you on the left, facing onto the green.

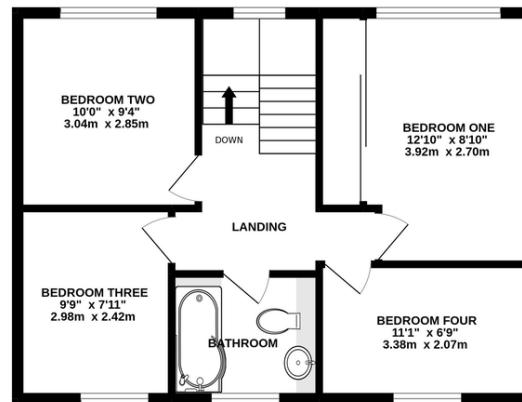
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GROUND FLOOR
919 sq.ft. (85.4 sq.m.) approx.



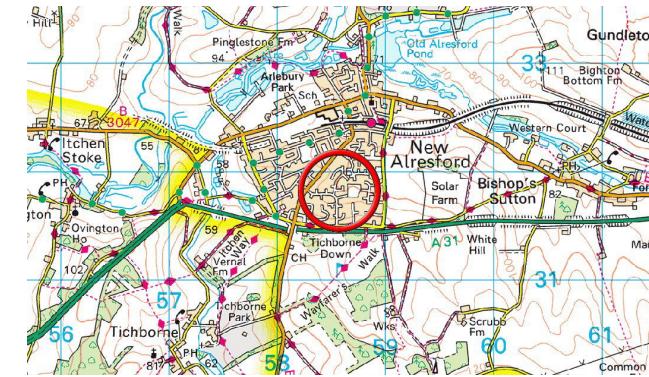
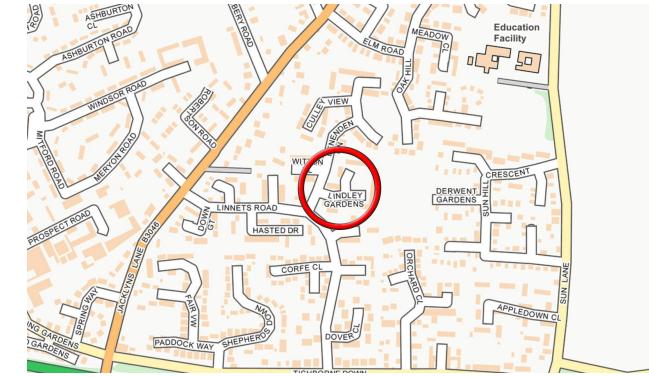
1ST FLOOR
530 sq.ft. (49.2 sq.m.) approx.



TOTAL FLOOR AREA: 1449 sq.ft. (134.6 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 indicative 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 plus) A		
(81-91) B		75
(69-80) C		
(55-68) D		61
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Hellards Estate Agents

11 Broad Street, Alresford, Hampshire

01962 736333

sales@hellards.co.uk

<https://www.hellards.co.uk/>

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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.