

60 The Dean, Alresford

At home in Hampshire

Hellards

60 The Dean

ALRESFORD, HAMPSHIRE SO24 9BD

Guide Price: £499,950

- Two Bedroom Character Cottage
- Two Reception Rooms
- Pretty Rear Garden
- Refitted Kitchen with Everhot Stove
- Downstairs Cloakroom
- Front Garden with Potential to turn into a Parking Space
- Fantastic Location within Walking Distance of Shops & Amenities

A lovely character cottage on the end of a terrace of five similar properties located in The Dean, a cul-de-sac that leads down to the River Arle and wonderful riverside walks. Located within an easy walk of West Street, the shops and other amenities, this is ideally placed for access to all that Alresford has to offer.

The entrance hall leads to the open plan sitting/dining room with bay window and fireplace. To the rear, the property has been extended and the kitchen refitted to offer a range of built in cupboards with granite worksurfaces and an Everhot stove. Off the kitchen is a very useful cloakroom/utility room, and there is another room off the kitchen which was used as a breakfast room. A stable door from the kitchen leads to the rear garden. Under the stairs is a door that leads down to the cellar.

Upstairs, the main bedroom is at the front of the house, with two windows flooding the room with light. Fitted wardrobes across one wall provide ample storage. Bedroom two is large enough for a double bed and benefits from views to the rear across the garden. The bathroom is fitted with a white suite and shower over the bath.









Outside, the rear garden extends to approx 80ft and is paved with York stone, with a large shed at the rear. There is a gate providing access down the side of the house.

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.

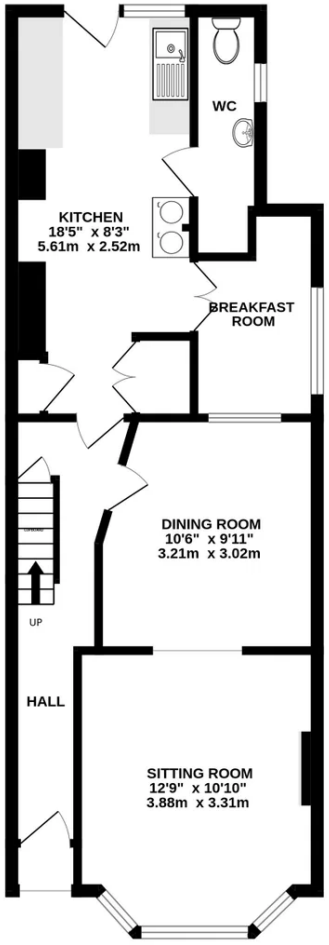
SERVICES
We understand that mains water, drainage, electricity and gas are connected

LOCAL AUTHORITY INFORMATION
Winchester City Council
Council Tax Band: C

DIRECTIONS
From West Street in the centre of Alresford, turn into The Dean. No. 60 will be found towards the end of The Dean on the right hand side.
What3words: ///plankton.floating.potato



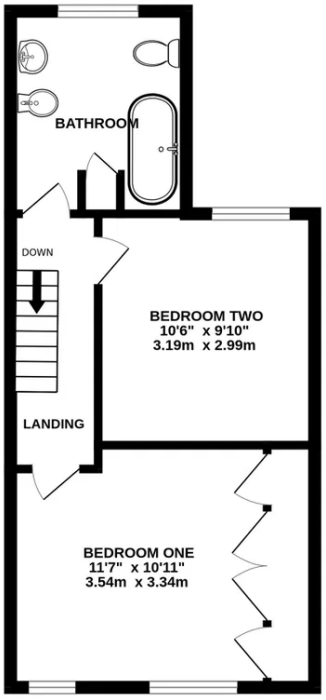




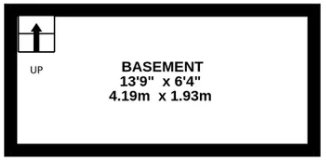
GROUND FLOOR
532 sq.ft. (49.4 sq.m.) approx.

TOTAL FLOOR AREA : 987 sq.ft. (91.7 sq.m.) approx.

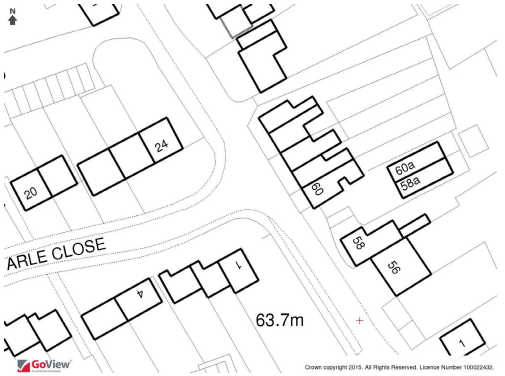
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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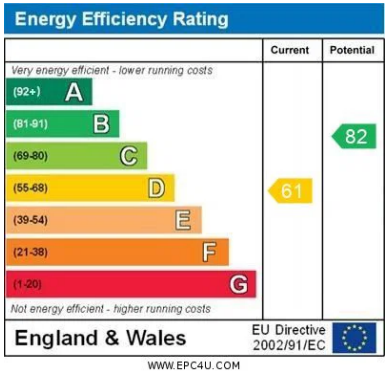
1ST FLOOR
368 sq.ft. (34.2 sq.m.) approx.



BASEMENT LEVEL
87 sq.ft. (8.1 sq.m.) approx.







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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepred as a general guide only. A detailed survey has NOT been carried out, nor the services, appliances and fittigs 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.