


Hellards



At home in Alresford

4 Beech Road,

ALRESFORD, HAMPSHIRE, SO24 9JS

Guide Price £585,000

- Extended Family House
- Plenty of Versatile Accommodation
- 3 Double Bedrooms & 2 Bath/Shower Rooms
- Kitchen/Breakfast Rooms & Utility
- 3 Reception Rooms
- Attractive West-Facing Garden
- Ample Driveway Parking & Garage

A spacious family home, offering plenty of versatile accommodation and usable space, conveniently located for the town centre.

The house is approached from the driveway, with the front door opening to an entrance lobby, and up a few steps into the hall, from where steps go up to the first floor. Double doors open to the sitting room, which features a wood burning stove in a wooden surround, and a bow window to the front. The kitchen features a range of fitted units and drawers, with granite worktops and matching breakfast bar, and integrated dishwasher and fridge freezer, double oven and gas hob. Steps lead down to the dining room, which has twin sets of French doors opening to the garden. Off the kitchen is the utility room and cloakroom, as well as a useful study and door to outside. The garage has an electric door from the driveway, and can be accessed directly from the utility room.





The main bedroom suite which features a vaulted ceiling comprises a large double bedroom with space for a dressing table, and a separate dressing room, which was formerly a bedroom. There is an en-suite shower room, featuring a modern shower suite. There are two further double bedrooms, both having built-in wardrobes. There is a linen cupboard on the landing.

Outside, there is a generous driveway and garage, allowing ample parking for several cars. A gate to the side of the house allows access to the attractive west-facing garden, which benefits from afternoon and evening sunshine. A path leads across the lawn to a delightful summer house, with doors opening onto a seating area, which overlooks a fishpond. There are solar panels on the roof on a feed in tariff.

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

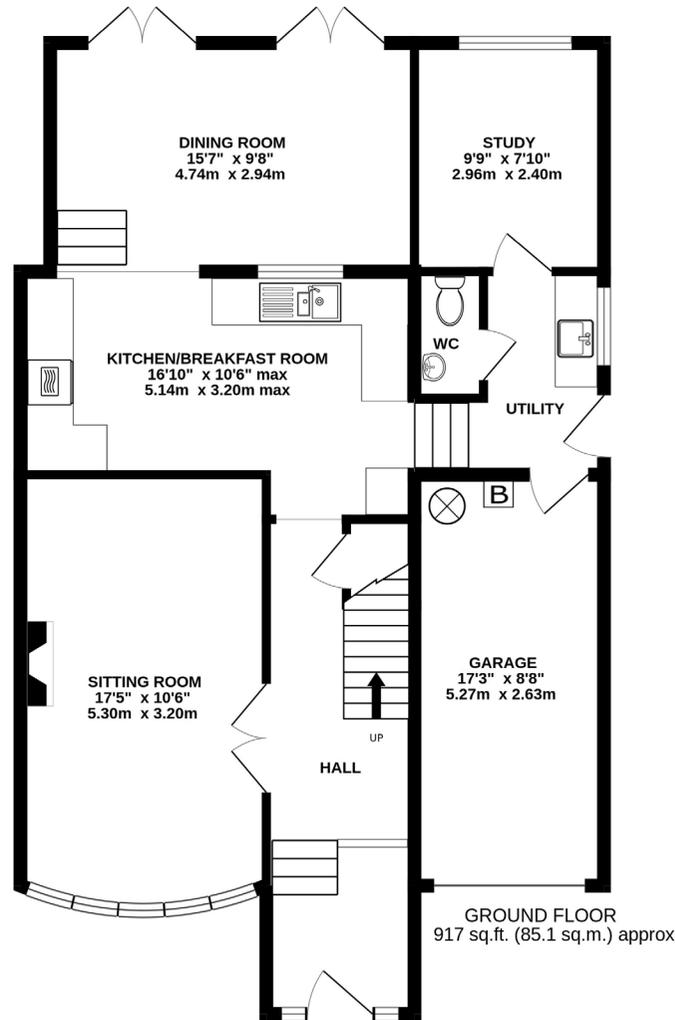
We understand that mains water, gas, electricity and mains drainage are all connected. Solar Panels on the roof, with feed in tariff.

LOCAL AUTHORITY INFORMATION

Winchester City Council
Council Tax Band: D

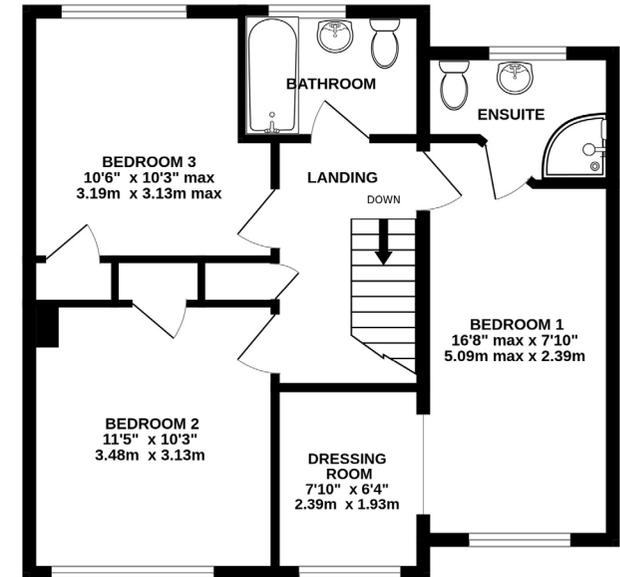
DIRECTIONS

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 turn right into Beech Road. Number 4 is the second house on the right hand side.



TOTAL FLOOR AREA : 1483 sq.ft. (137.7 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
566 sq.ft. (52.6 sq.m.) approx.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	86
(69-80) C		
(55-68) D		
(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.

