Orchard Close, Alresford

At home in Hampshire

Hellards

13 Orchard Close

ALRESFORD, HAMPSHIRE SO24 9PY

Guide Price: £575,000

- Modern 4 Bedroom Detached House
- Quiet Cul-de-Sac Location
- Well-Presented Throughout
- Sitting Room, Separate Dining Room and Kitchen
- Attractive South-Facing Garden
- Double Garage and Driveway Parking

A modern 4 bedroom house tucked away in a secluded position within this popular close, with an attractive, south-facing garden, double garage and parking. Orchard Close is conveniently placed for Alresford Golf Club and countryside walks, both of which are an easy 5 minute walk away.

The property is approached from the driveway, with a path leading to the front door opening to the entrance hall, where there is a cloakroom, understairs cupboard and stairs to the first floor. The spacious sitting room features an open fire with a hearth and ornate surround, fitted bookshelves and sliding doors to the garden. A door from the hall opens to the dining room, with a window overlooking the front garden and driveway. The kitchen features a wall mounted gas boiler and a range of fitted units and drawers, with worktops and tiling above, and opens to an adjoining utility area, which has space for appliances and a door to the garden.

Upstairs there are 4 bedrooms and 2 bath/shower rooms. On the landing, an airing cupboard houses the hot water cylinder, and a loft access hatch allows access to the insulated loft. There is not a fitted ladder and the loft is believed to not be boarded. The main double bedroom includes built-in wardrobes and its own ensuite shower room. The second bedroom is also a double room, with built-in wardrobes. Bedroom 3 is a single room with views over the garden. Bedroom 4 is currently used as a study and includes a built-in wardrobe and views of the garden.

To the front of the house is a low-maintenance garden, with driveway parking and a path to the front door. The detached double garage features twin up-and-over doors and a personal door to the garden, and a gate between the garage and house opens to a path and on the garden. The attractive garden faces south and features a wide seating terrace spanning the rear of the house, and mature flower/shrub borders surrounding a lawn. The garden is surrounded by timber fencing.

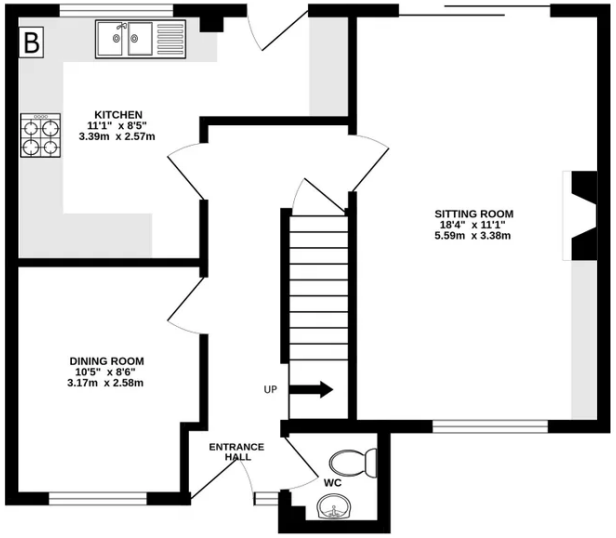
Alresford is a beautiful Georgian town known for its variety of independent shops, restaurants and inns located in stunning surroundings on the edge of the South Downs National Park. Attractions include the Watercress steam railway, schools for infant, junior and secondary education, several churches 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 gas, electricity, water and drainage are connected.

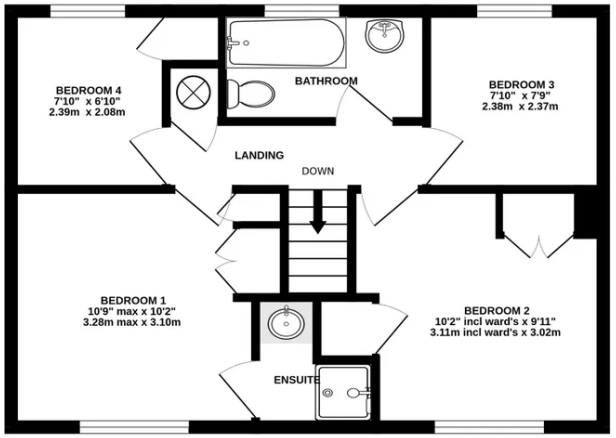
LOCAL AUTHORITY INFORMATION
Winchester City Council
Council Tax Band E

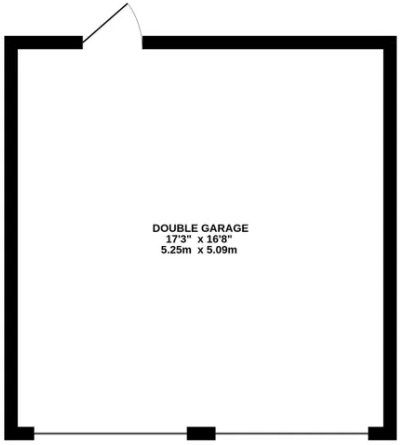
DIRECTIONS
From the centre of Alresford, proceed down West Street and, at the bottom of the hill, turn left into Jacklyns Lane. Go under the railway bridge, up the hill and down the other side. At the southern edge of the town, turn left at The Cricketers Pub, into Tichborne Down. Turn left into Orchard Close, which is the third road on the left. Proceed ahead and, after passing the green, turn left, where No. 13 will be found on the left hand side.

GROUND FLOOR
529 sq.ft. (49.1 sq.m.) approx.



1ST FLOOR
476 sq.ft. (44.2 sq.m.) approx.





GARAGE
288 sq.ft. (26.7 sq.m.) approx.

TOTAL FLOOR AREA : 1292 sq.ft. (120.0 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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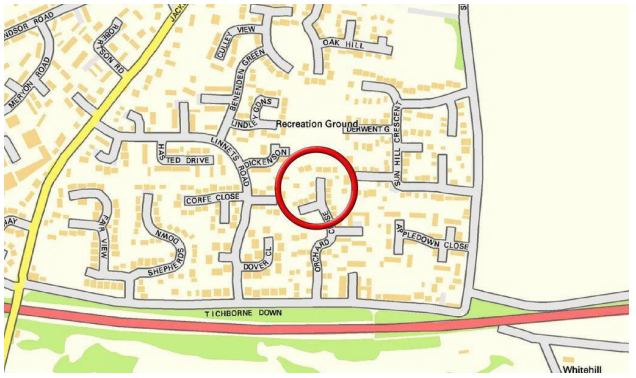

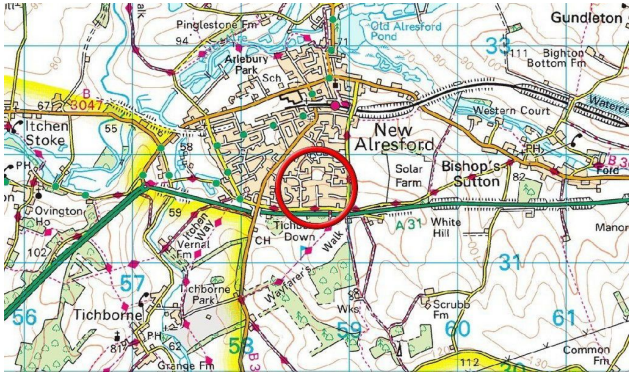

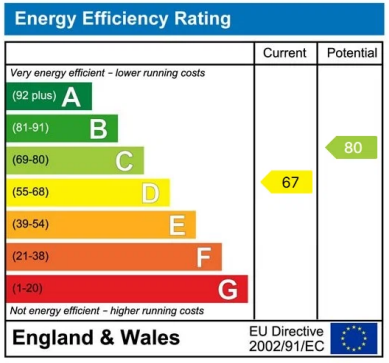

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepred as a general guide only. A detailed survey has NOT been carried out, nor the services, appliances and fittigs tested. Room sizes should not be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