



62 Nursery Road, Alresford, SO24 9JR
Offers In Excess Of £425,000 Freehold



62 Nursery Road, Alresford

3 Bedrooms, 1 Bathroom

Offers in Excess Of £425,000

- Attractive 1960s end-of-terrace home in popular Nursery Road
- Recently modernised and extended by the current owners
- Welcoming timber-clad porch and bright entrance hall
- Spacious kitchen/breakfast room with central island and breakfast bar
- Comfortable living room with plenty of natural light
- Three bedrooms – two generous doubles and a large single
- Stylish modern family shower room
- South facing landscaped garden with sunny paved terrace
- Air conditioned home office with garden access
- Short walk to Alresford's historic town centre, shops, pubs and eateries
- Walking distance to Sun Hill Infants and Junior school, and Perins Senior School



**62 NURSERY ROAD
ALRESFORD, SO24 9JR**

A stylishly updated three-bedroom home in a prime New Alresford location.

This attractive end-of-terrace 1960s house is set on the popular Nursery Road, just a short walk from the historic centre of Alresford. Recently modernised and thoughtfully extended by the current owners, the property offers well-balanced contemporary accommodation, ideal for family living.

Alresford itself is a picturesque Georgian market town, renowned for its colour-washed houses, bustling independent shops, and award-winning restaurants and pubs. Everyday needs are well catered for with butchers, fishmongers, greengrocers, and a variety of local services, while the Cathedral city of Winchester is just a short drive away for wider amenities and rail links.

The ground floor includes an extended timber-clad porch opening into a welcoming entrance hall, a bright living room, and a spacious kitchen/breakfast room.

The kitchen features a central island with breakfast bar, excellent storage, and ample space for family dining.





AND SO TO BED: Upstairs, there are three bedrooms – two generous doubles and a large single – along with a modern family shower room.





LOCATION: Nursery Road is set within the beautiful Georgian market town of Alresford, renowned for its colour-washed shop fronts featuring an array of independent shops. The town is historically known for its origins for watercress, for which it holds the renowned Watercress Festival each year, and The Watercress Line steam railway is a much-loved feature within Alresford, running steam trains most days of the week between Alresford and Alton.

There is a well-regarded GP surgery and dental practices within the town, and a weekly produce market each Thursday. There are log fired pubs both within the town itself and in most villages which surround it, including the Tichborne Arms in Tichborne, and The Flowerpots Inn (known locally as 'The Pots') in Cheriton.

The Alresford Agricultural Show is traditionally held on the first Saturday in September and is a fun day out for all the family. A lesser-known fact is that a funfair arrives in Broad Street in Alresford on a Thursday in October. Its origins are believed to go back centuries, and it arrives for one day only, running for the afternoon and finishing by midnight. By the next day, there is barely a sign that it has even been there!



USEFUL INFORMATION

62 Nursery Road: Original property is understood to date from c1968, bought by current owners in yr2020 and subsequently undergone a programme of refurbishments including relocating the kitchen to the rear of the property, and adding a new pitched porchway to the front, along with the additional of a downstairs cloakroom. The former garage is now a useful home office/music room, and has the added benefit of air-conditioning, and a rear access gate from the garden.

Vicinity: This area of Alresford was an orchard for many years, before being developed into a large area of housing with road names alluding to its past such as Nursery Road, Orchard Road, and many roads named after trees.

SERVICES: Mains water, drainage, electricity and gas. **Tenure;** Freehold. Council Tax Band C, EPC Band C.

Heating: Gas central heating with combination boiler located in the roof-space.

Construction: Original property was red brick under a tiled roof, with modern extensions in 2022.

Parking: Unrestricted street parking.

Broadband: (Source: Ofcom) Ultrafast broadband is available in this area, with 1000mbps download and 1000mbps upload.

Flood risk: (Source: Govt Environment Agency) Very Low risk from ground and surface water, rivers, seas and reservoirs.

COMMUTING: A regular train service to London Waterloo runs from both Winchester and Alton railway stations. **Bus Service:** There is a regular bus service from Alresford to both Winchester and Alton.

SCHOOLS: It is enviably in catchment for both Sun Hill Infant and Junior Schools and Perins Academy (senior school). 6th form education can be found at both Peter Symonds 6th Form College and Alton College. Nearby independent schools include Winchester College, St Swithuns, King Edward VI, and preparatory schools such as The Pilgrims School, Twyford School and Princes Mead.

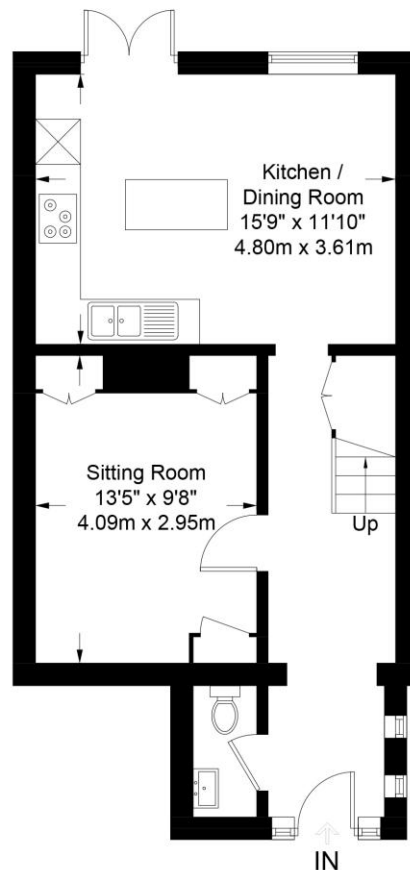




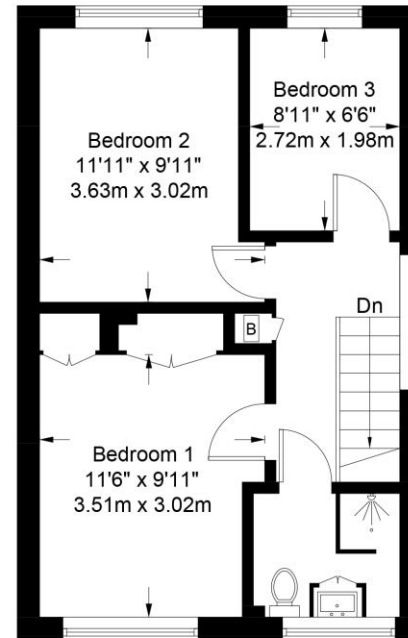
GARDEN: The south-facing rear garden has been attractively landscaped with paving to create a sunny and low-maintenance space for entertaining and relaxation. A separate air-conditioned home office provides a perfect environment for remote working. There is also convenient side and rear access via the garden.



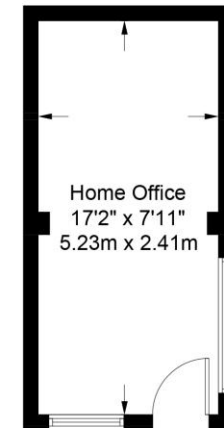
Approximate Gross Internal Area = 80.9 sq m / 871 sq ft
 Home Office = 12.6 sq m / 136 sq ft
 Total = 93.5 sq m / 1007 sq ft



GROUND FLOOR



FIRST FLOOR



(Not Shown In Actual
Location / Orientation)

These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.
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MAC NKS

64 Parchment Street • • Winchester • SO23 8AT
 T: 01962 843346 • E: winchester@martinco.com

01962 843346

<http://www.martinco.com>



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