



Orchard Close, Alresford

At home in Hampshire


Hellards

10 Orchard Close

ALRESFORD, HAMPSHIRE SO24 9PY

Guide Price: £925,000

- Beautifully Extended Family House
- 6 Bedrooms and 4 Reception Rooms
- Stunning Open-Plan Kitchen/Dining Room
- Immaculately Presented Throughout
- Sunny Aspect South-Facing Garden
- Double Garage and Driveway Parking

A beautifully presented detached house, tucked away in a secluded corner of this popular close, on the southern edge of the town. The property presents an ideal home for family living, with the heart of the home being a fabulous, open-plan kitchen/dining space, which opens to a sunny aspect, south-facing garden. Having been thoughtfully extended by a previous owner, there is a circular flow to the rooms, with an expanse of versatile living space, suiting anyone needing some elbow room and privacy for a growing family. Outside, there is ample driveway parking and a detached double garage. Orchard Close is conveniently located for local schools, the town centre and the local golf course, which is just a 5 minute walk away.

The front door opens to a welcoming entrance hall, where there is a cloakroom, stairs to the first floor and an understairs cupboard. To the left is the spacious sitting room, with plenty of sofa space and a fireplace. Double doors open to the dining area, which connects seamlessly through to the kitchen, with French doors leading to the garden. The kitchen features smart units and drawers, with granite worktops, a breakfast bar, an electric range cooker and integrated appliances. Beyond the kitchen is a useful utility room, with a door to outside, and a sizeable study with French doors opening to the garden. A family/snug room with useful built-in storage is at the front of the property.

Upstairs, on the landing is the family bathroom, with a walk-in shower and white suite, an airing cupboard and loft access hatch. The main bedroom has built-in wardrobes and an ensuite bathroom with walk-in shower and white suite. Bedrooms 2 and 3 are double rooms with built-in wardrobes. There are two further double bedrooms and a single bedroom, with a built-in wardrobe.





To the front of the house there is a good amount of parking, and a twin door double garage, one side having electric remote opening. A path to the right hand side of the house leads through to the attractive, south-facing rear garden, which is mainly laid to lawn, with a paved terrace, carefully positioned to benefit from the afternoon sun.

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.
Gas fired central heating. Double glazed windows.

LOCAL AUTHORITY INFORMATION

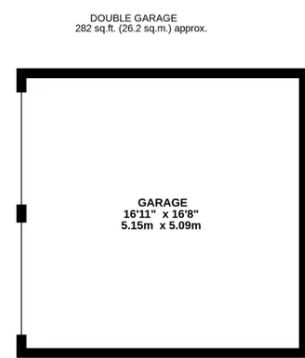
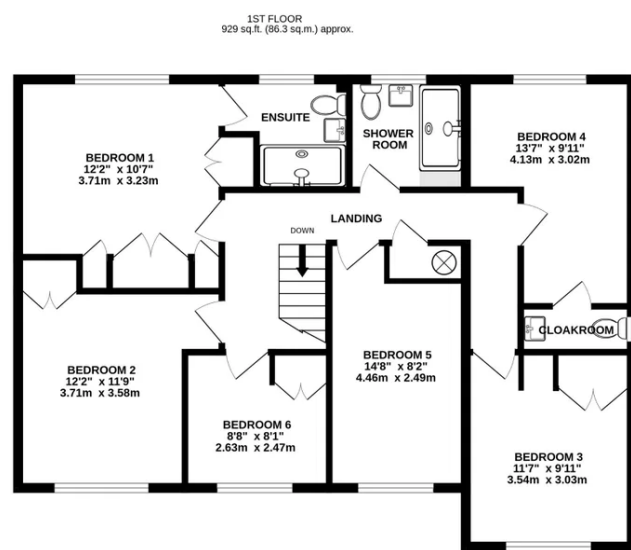
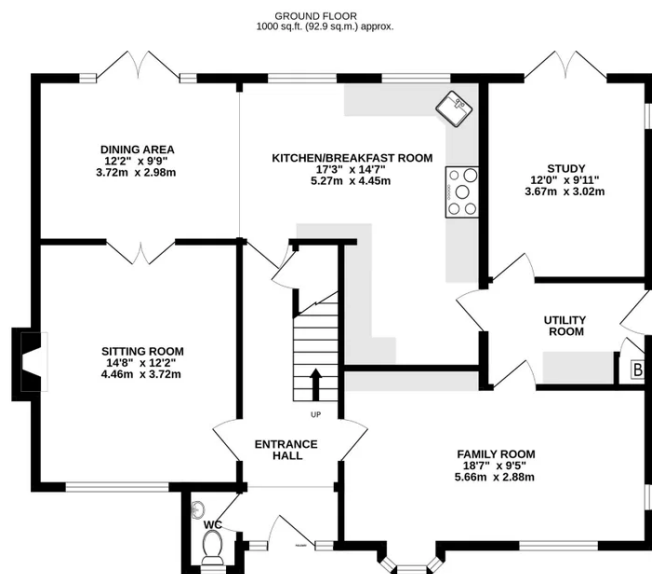
Winchester City Council
Council Tax Band: F

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. Orchard Close is the third road on the left. Proceed ahead and, immediately before the green, turn left onto a Tarmac drive leading to several houses. No. 10 is the last house, in the corner on the left.

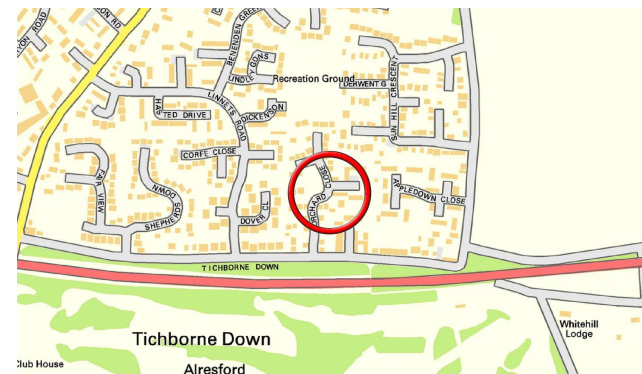
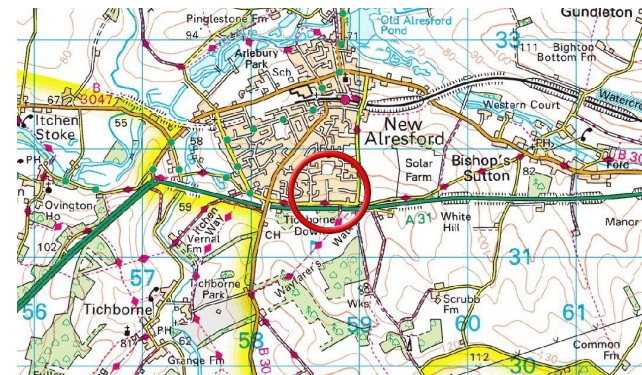
What3words: ///though.quiz.guard





TOTAL FLOOR AREA : 2211 sq.ft. (205.4 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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.