



The Pastures, Cheriton

*At home in Hampshire*

  
**Hellards**

## 7 The Pastures

CHERITON, ALRESFORD, HAMPSHIRE SO24 0PS

### Guide Price: £475,000

- Three Bedroom Semi-Detached Home
- Large Rear Garden
- Huge Potential to Extend/Improve Subject to Planning
- Good Sized Kitchen/Dining Room
- Downstairs Cloakroom
- Sitting Room with Wood Burning Stove
- Driveway Parking for 2-3 Cars
- Desirable Cheriton Location
- Walk to School & Village Shop

A three-bedroom semi-detached cottage nestled in the desirable village of Cheriton, boasting an exceptionally large garden and offering significant potential for extension and improvement (subject to planning).

The accommodation includes a good-sized kitchen/dining room, complete with a side lobby and cloakroom. The inviting sitting room features a cosy log burner set within a fireplace and is complemented by a bay window, creating a warm and welcoming atmosphere. Upstairs, you will find three well-proportioned bedrooms and a contemporary shower room.

This property benefits from modern upgrades, including solar panels and an efficient air source heat pump, providing both heating and hot water. Drainage is managed privately and serves the road, administered by Winchester City Council with an annual fee payable.

Externally, there is driveway parking at the front capable of accommodating 2-3 cars. The rear garden is unusually spacious, extending to approximately 0.15 acres, offering ample room to enlarge the house, add a garage or workshop, or create a dedicated work-from-home space, all subject to the necessary planning consents. Its open aspect with fields to the rear enhances the sense of space and tranquillity.





Cheriton is a highly sought-after village, renowned for its welcoming community, well-regarded pub, excellent primary school, local shop, and historic church. Surrounded by beautiful rolling countryside, it is conveniently located just 3 miles south of Alresford and 6 miles east of Winchester. The village provides easy access to London, Southampton, and the Midlands via the local road network, with mainline rail links to London available from both Winchester and Petersfield.

#### **Services**

Mains electricity and water. Private drainage. Heating provided by air source heat pump.

#### **Local Authority**

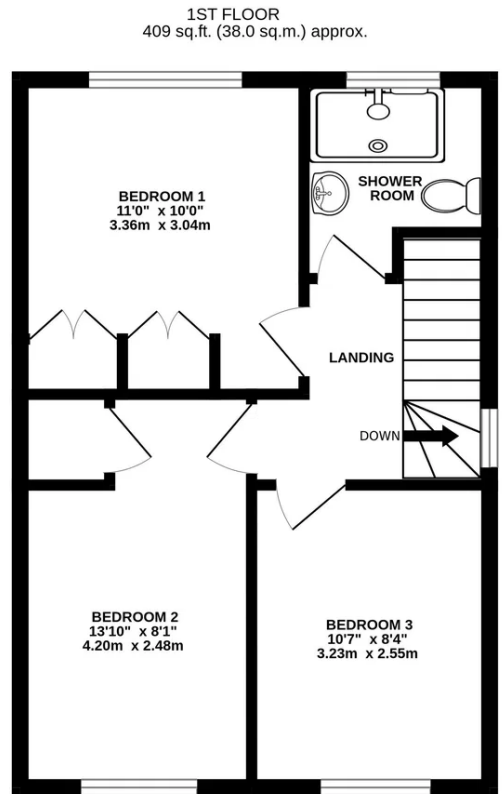
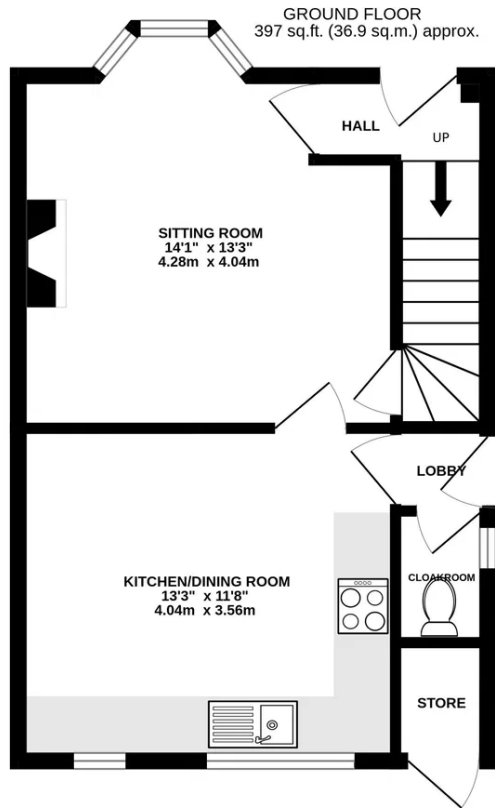
Winchester City Council  
Council Tax Band: C

#### **Directions**

From Alresford, take the B3046 (Jacklyns Lane) signposted to Cheriton. Follow the road out of Alresford, over the A31 bypass, past the golf club, and continue into the village. Follow the road through several sharp bends and turn left into The Pastures. The house will be found at the top of the hill on the left-hand side.

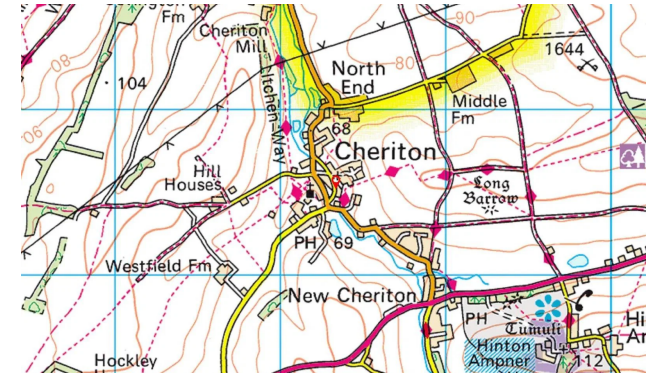
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TOTAL FLOOR AREA : 806 sq.ft. (74.9 sq.m.) approx.

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	70	77
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.