



Beech Road, Alresford

At home in Hampshire


Hellards

12 Beech Road

ALRESFORD, HAMPSHIRE SO24 9JS

Guide Price: £625,000

- Substantial Detached Family House
- Double-Height Extension to the Rear
- 3/4 Bedrooms, 2 Bathrooms and Shower Room
- Plenty of Versatile Ground Floor Living Space
- Attractive West-Facing Garden and Conservatory
- Garage/Workshop and Ample Driveway Parking

Extended on the ground and first floors, this spacious property offers plenty of versatile accommodation, ideal for family living and entertaining. The house is situated on a private plot with driveway parking, a large conservatory, and an attractive, westerly-facing garden. Upstairs, there is space for 4 bedrooms, but the layout currently comprises 3 bedrooms, a dressing room, en-suite and family bathroom.

The front door is to the side of the house and opens to a hall, with stairs to the first floor, an understairs cupboard and a cloakroom with a shower. The comfortable sitting room features a fireplace and window to the front, with double doors leading through to the family room, dining room and conservatory, where French doors open to the garden. Off the hall is the fitted kitchen and breakfast room. A door opens to a rear porch with access into the garage, which has been converted into a workshop and storage room. It could be converted back into a garage, if desired.

Upstairs, there is a large main bedroom suite to the rear of the house, which includes a sizeable bedroom and dressing area with built-in wardrobes and an en-suite bathroom featuring a shower bath. The second bedroom has a full wall of built-in wardrobes and view over the driveway. The third bedroom is currently used as a study. The family bathroom is located off the landing.





Outside, the block paviour driveway offers ample parking for several cars and leads to the garage, which is currently used as a store room and workshop. The attractive rear garden is surrounded by fencing and has a lawn, a selection of flower/shrub borders and a paved terrace.

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, electricity, gas and drainage services are connected.

LOCAL AUTHORITY INFORMATION

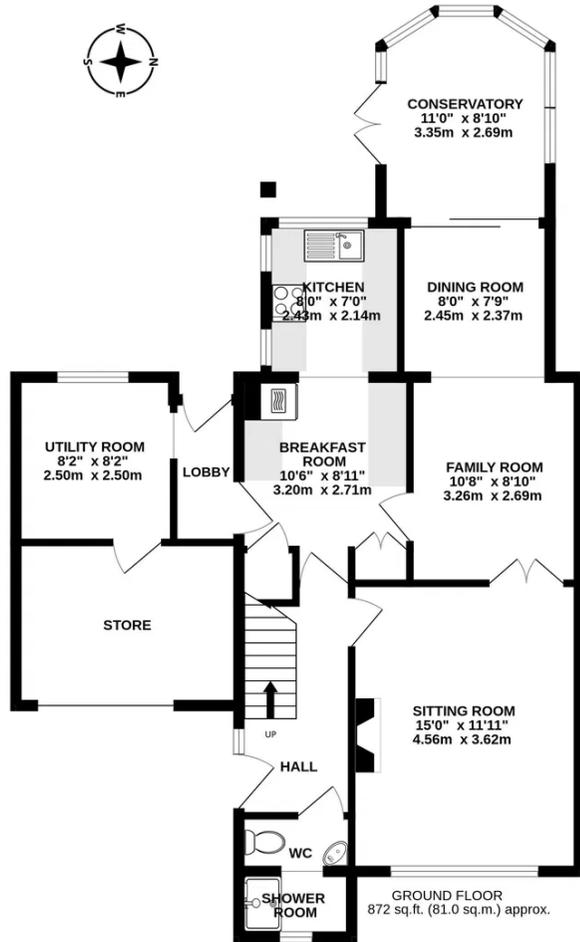
Winchester City Council
Council Tax Band: E

DIRECTIONS

From the centre of Alresford, proceed down West Street and turn left into Jacklyn's Lane (signposted to Cheriton). After the old railway bridge, turn left into Nursery Road, and then turn right into Beech Road. Number 12 will be found after a short distance on the right hand side.

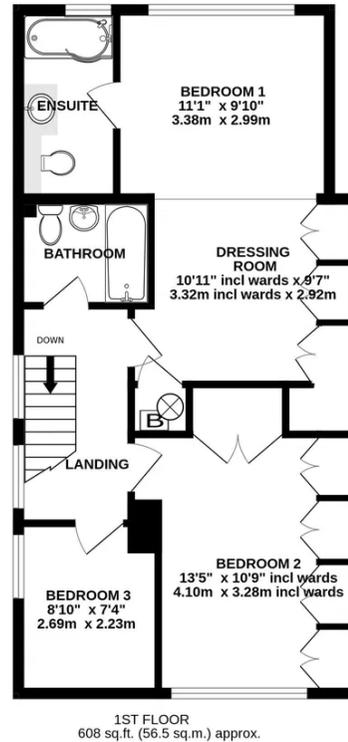
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TOTAL FLOOR AREA : 1481 sq.ft. (137.5 sq.m.) approx.

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		74
(55-68) D	58	
(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.