

Grange Road, Alresford

At home in Hampshire

Hellards

38 Grange Road

ALRESFORD, HAMPSHIRE SO24 9FE

Guide Price: £875,000

- Newly Fitted Kitchen & Bathrooms
- Kitchen/Diner & 2 Generous Reception Rooms
- 10 Minute Walk into the Town Centre
- Parking for Several Cars and Double Garage
- Attractive, Private Gardens

Beautifully presented throughout, this handsome modern home was built in 2007 and offers an appealing combination of generous living space, versatile accommodation and attractive gardens.

Ideally situated just a 10-minute walk from the town centre, the property also enjoys an outlook over the recreation ground on Grange Road.

A pathway leads to the attractive front garden to the welcoming entrance hall, which provides access to the kitchen, dining room, sitting room, a useful utility room, cloakroom, coats cupboard and staircase to the first floor. The spacious kitchen/breakfast room is well-equipped with a comprehensive range of newly fitted cupboards and drawers, granite work surfaces, with further space for a table and chairs.

A newly fitted gas fired central heating boiler is concealed behind kitchen units. French doors invite you onto the rear patio. Opposite, the generously proportioned dining room is a particularly attractive feature, enhanced by two charming bay windows that create a wonderful sense of light and space.

The square-shaped sitting room offers an inviting setting for both relaxing and entertaining, with a wood burning stove and French doors opening directly onto the patio.

Upstairs, the landing gives access to the newly fitted family bathroom, airing cupboard and loft hatch. There are four well-proportioned bedrooms, offering excellent flexibility for family living, guests or working from home.













The principal bedroom benefits from a walk in wardrobe and newly fitted en-suite shower room, while the second double bedroom also enjoys built-in wardrobes and its own newly fitted en-suite shower room. The third bedroom is another comfortable double, with a useful alcove ideal for additional wardrobe storage. The fourth bedroom is a generous single bedroom/study with fitted wardrobes.

Outside, the property continues to impress with its attractive and private gardens. The front garden is enclosed by established hedging, creating a pleasant degree of seclusion, while a side gate leads through to the rear garden. Here, a paved seating area provides an ideal spot for outdoor dining and relaxation, complemented by a small lawn and shallow steps leading down to the extensive driveway parking area.

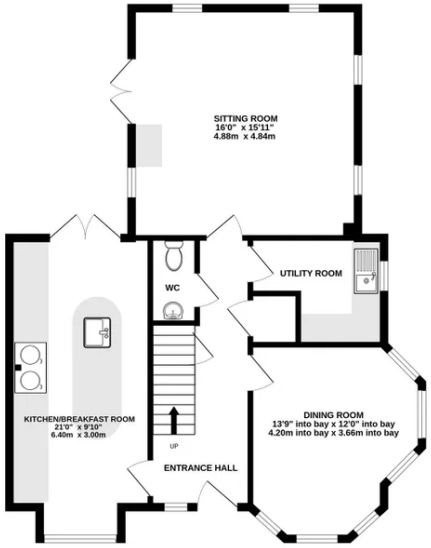
Completing the property is a detached double garage, fitted with twin up-and-over doors and useful overhead storage, making it ideal for vehicles, hobbies or additional storage. With its generous proportions, flexible four-bedroom accommodation, private gardens and excellent parking facilities, this appealing home offers a wonderful opportunity for buyers seeking modern comfort in a convenient and well-positioned setting.

SERVICES
Mains electricity, gas, water and drainage.
There is an annual maintenance charge for the garden areas and green space, currently £673.13 for 2025/26.

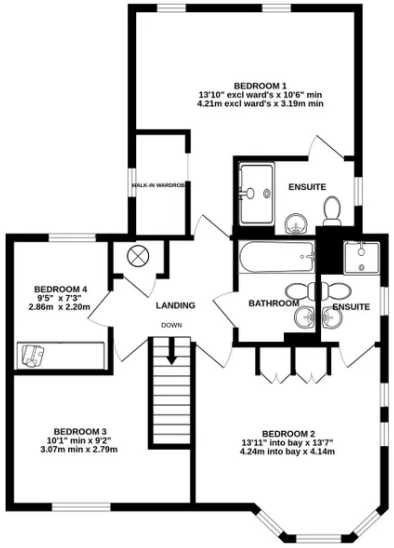
LOCAL AUTHORITY
Winchester City Council
Council Tax Band E

DIRECTIONS
From the centre of Alresford, proceed west down West Street (towards Winchester) and turn left into Jacklyn's Lane. Drive under the railway bridge and then turn right into Grange Road. Continue along for 300m and the property can be found on your right just past Thornton Close.
What3Words: ///recorders.cracks.scout

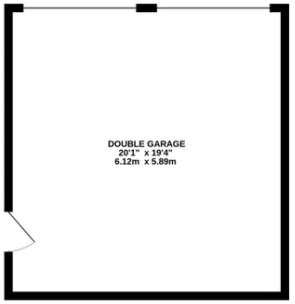
GROUND FLOOR
790 sq.ft. (73.4 sq.m.) approx.



1ST FLOOR
750 sq.ft. (69.6 sq.m.) approx.



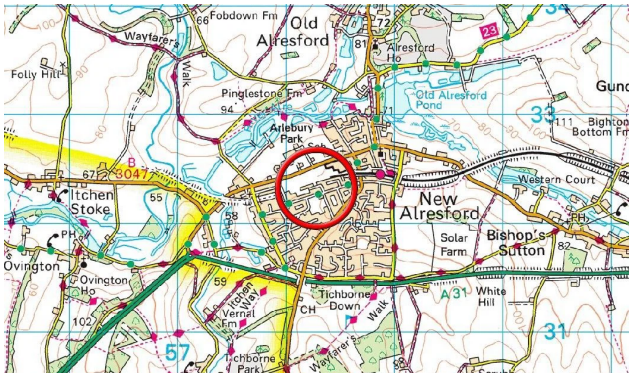
DOUBLE GARAGE
388 sq.ft. (36.0 sq.m.) approx.



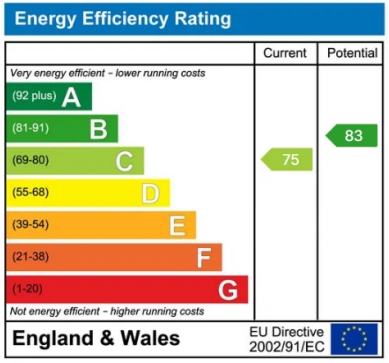
TOTAL FLOOR AREA : 1928 sq.ft. (179.1 sq.m.) approx.

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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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.