



At home in Alresford

17 Hasted Drive,

ALRESFORD, HAMPSHIRE, SO24 9PX

Guide Price £450,000

- Immaculately Presented Mid-Terrace House
- Plenty of Versatile Living Space
- Dining/Family Room Extension
- Modern Fitted Kitchen with Integrated Appliances
- 3 Bedrooms and a Bathroom
- Attractive Front and Rear Gardens
- Garage in Nearby Block and Parking Space

An immaculately presented terraced house, with a quality dining room extension and plenty of versatile living space. There is a garage in a nearby block, a dedicated parking space, and a secluded rear garden.

The house is approached via a pathway, with a storage cupboard by the front door housing the gas boiler. The front door opens to a hall, where there is a cloakroom and stairs to the first floor. The modern kitchen features a smart range of fitted units and worktops, with some integrated appliances. There is space for a small table and chairs in front of the window. The spacious L-shaped sitting room offers plenty of space for sofa seating, and is seamlessly connected with the single storey dining room extension. Sliding doors from the sitting room open to the garden.





Upstairs, on the landing, a hatch allows access to the part-boarded loft via a fitted loft ladder. The two main bedrooms area both generous double rooms, with built-in wardrobes. Bedroom 3 is single room, currently used as a study. The modern bathroom has a shower over the bath with a glass screen, a wc and wash hand basin.

Outside, there is a useful paved terrace adjoins the rear of the house, with a step up to a lawned garden, with the whole being enclosed by fencing.

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, gas, electricity and mains drainage are all connected.

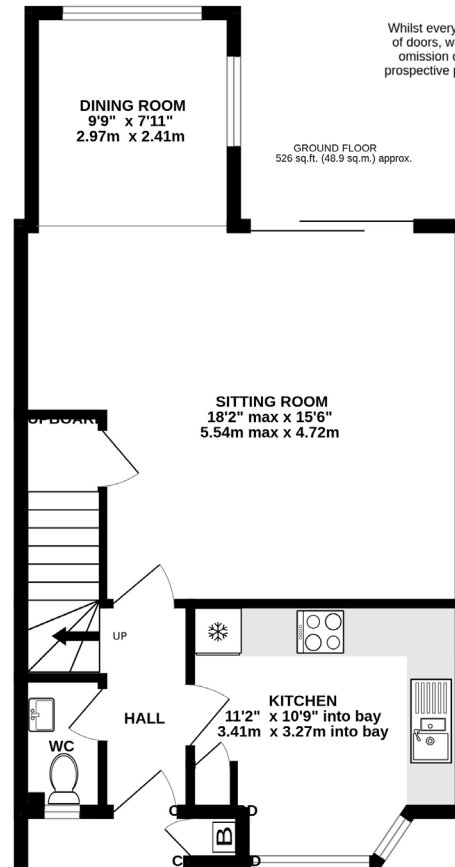
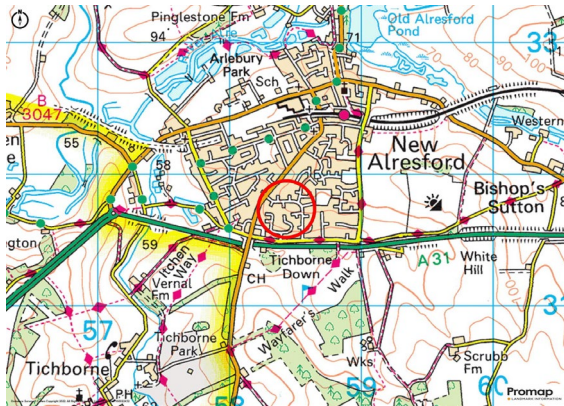
LOCAL AUTHORITY INFORMATION

Winchester City Council
Council Tax Band: C

DIRECTIONS

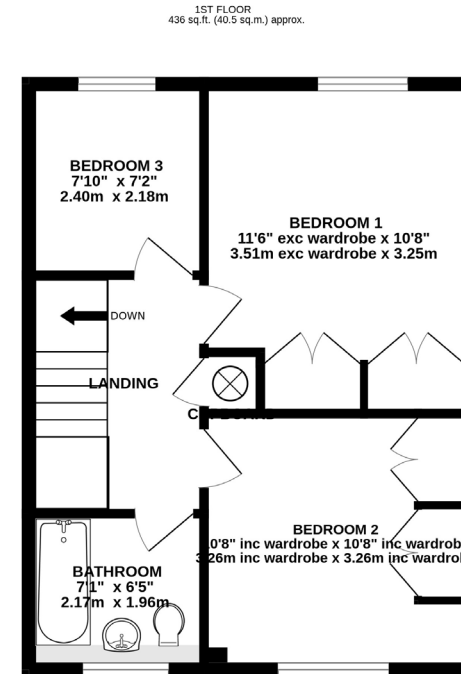
From our office in East Street proceed down West Street and at the junction at the bottom of the hill turn left into Jacklyn's Lane. Go under the railway bridge, up the hill and down the other side and take the first turn on the left into Linnets Road. Hasted Drive is the second road on the right. Once in the road, bear left, where No. 17 will be found a little way along on the right.



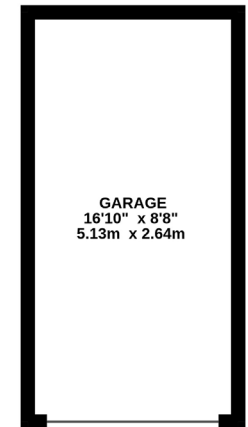


TOTAL FLOOR AREA : 1107 sq.ft. (102.9 sq.m.) approx.

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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GARAGE
146 sq.ft. (13.5 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	73	
(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.

