



LAMB & CO

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Inspired by property, driven by passion.



FRANCESKA GARDENS, ALRESFORD, CO7 8BJ

GUIDE PRICE £600,000

**** GUIDE PRICE £600,000 - £625,000 **** Built approximately three years ago and benefiting from the balance of a 10 year structural warranty, this executive detached house is offered with no onward chain. The property is situated on the outskirts of Alresford in a cul-de-sac as part of a small development, and benefits from open plan kitchen/family room, utility room, separate lounge, office, five bedrooms and two en-suites.

- Boutique Development
- High Specification
- Garage & Parking
- Built 2022
- Underfloor Heating Throughout (Air Source Heat Pump)
- Two En-Suites
- Five Bedrooms
- EPC
- 2024 Sq Ft (excluding garage)



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Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALL

LIVING ROOM

15'2 x 13'1 (4.62m x 3.99m)

STUDY

10'1 x 6'6 (3.07m x 1.98m)



WC

5'9 x 4'2 (1.75m x 1.27m)



KITCHEN/FAMILY ROOM

25'8 x 23'3 max (7.82m x 7.09m max)



KITCHEN AREA



UTILITY ROOM

11'2 x 5'9 (3.40m x 1.75m)



FIRST FLOOR

LANDING

BEDROOM ONE

15'6 x 13'1 (4.72m x 3.99m)



EN-SUITE

7'1 x 6'6 (2.16m x 1.98m)



BEDROOM TWO

14'5 x 13'1 (4.39m x 3.99m)



EN-SUITE

7'1 x 6'6 (2.16m x 1.98m)



BEDROOM THREE

14'8 x 11'2 (4.47m x 3.40m)



BEDROOM FOUR

16'7 max x 12'7 (5.05m max x 3.84m)



BEDROOM FIVE

14' x 13'2 (4.27m x 4.01m)



BATHROOM

12'7 x 11'2 (3.84m x 3.40m)



OUTSIDE

FRONT



GARAGE

23'5 x 10'6 (7.14m x 3.20m)

REAR



Material Information

Council Tax Band: F

Heating: Underfloor heating to ground and first floors (air source heat pump)

Services: Mains electricity, water & sewer

Broadband: Ultrafast fibre

Mobile Coverage: EE: Variable outdoor | O2: Good outdoor | 3: Good outdoor | Vodafone: Variable outdoor

Construction: Conventional cavity wall

Restrictions: None known

Rights & Easements: None known

Flood Risk: Surface Water: Very Low | Rivers & Sea:

Very Low

Additional Charges: Estate Charge approx. £250
PA

Seller's Position: No Onward Chain

Garden Facing: East

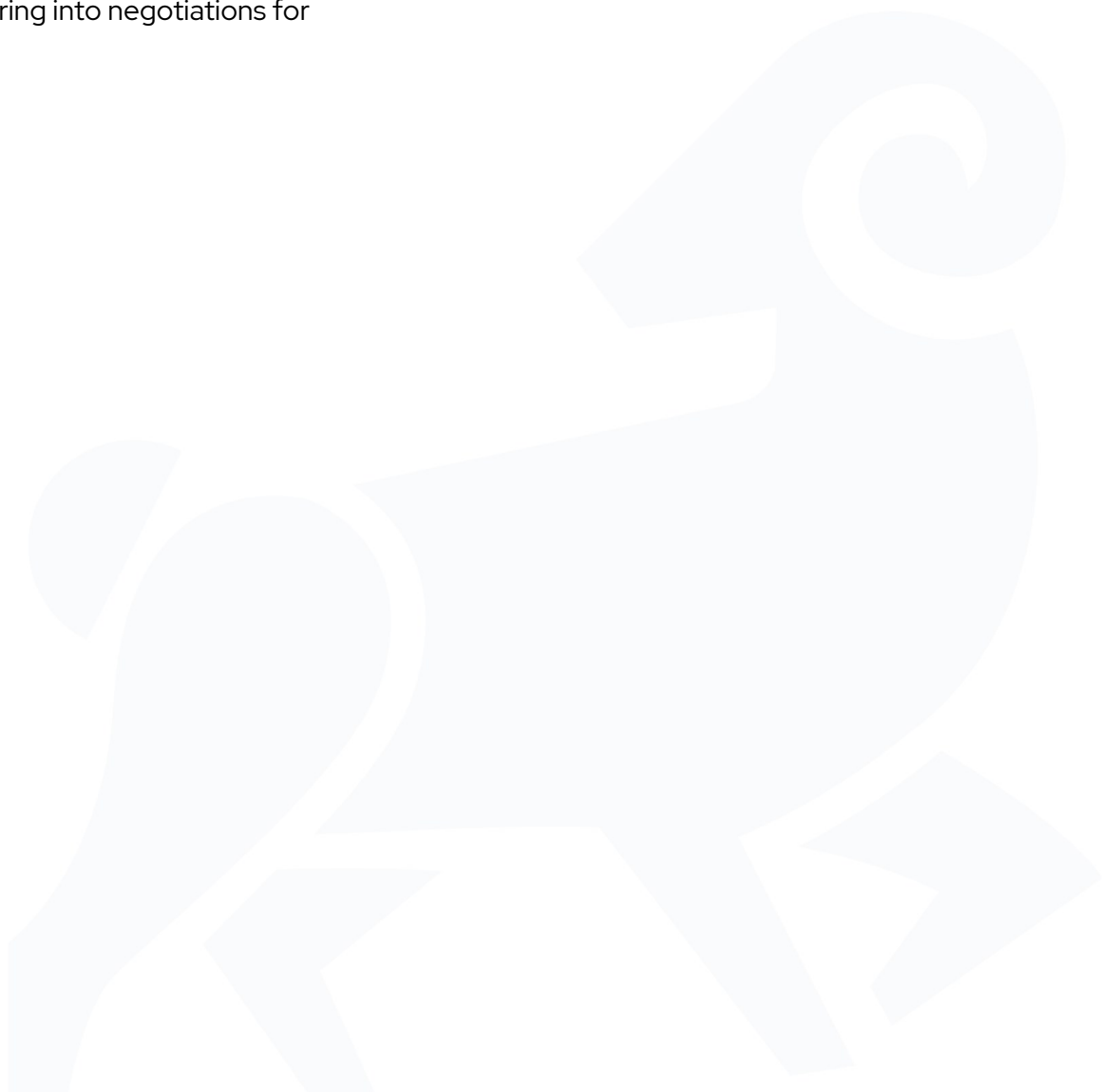
Agents Note Sales

PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

AML

ANTI-MONEY LAUNDERING REGULATIONS 2017

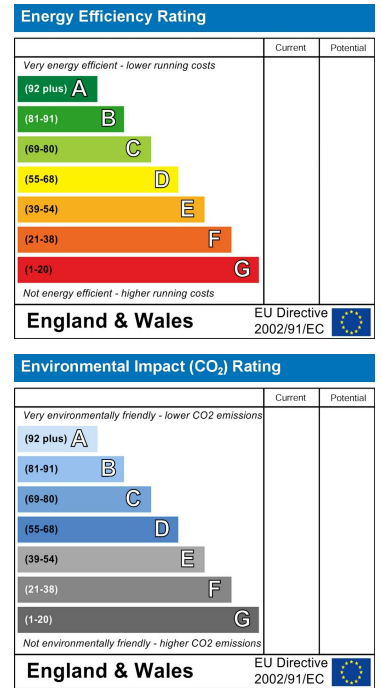
- In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.



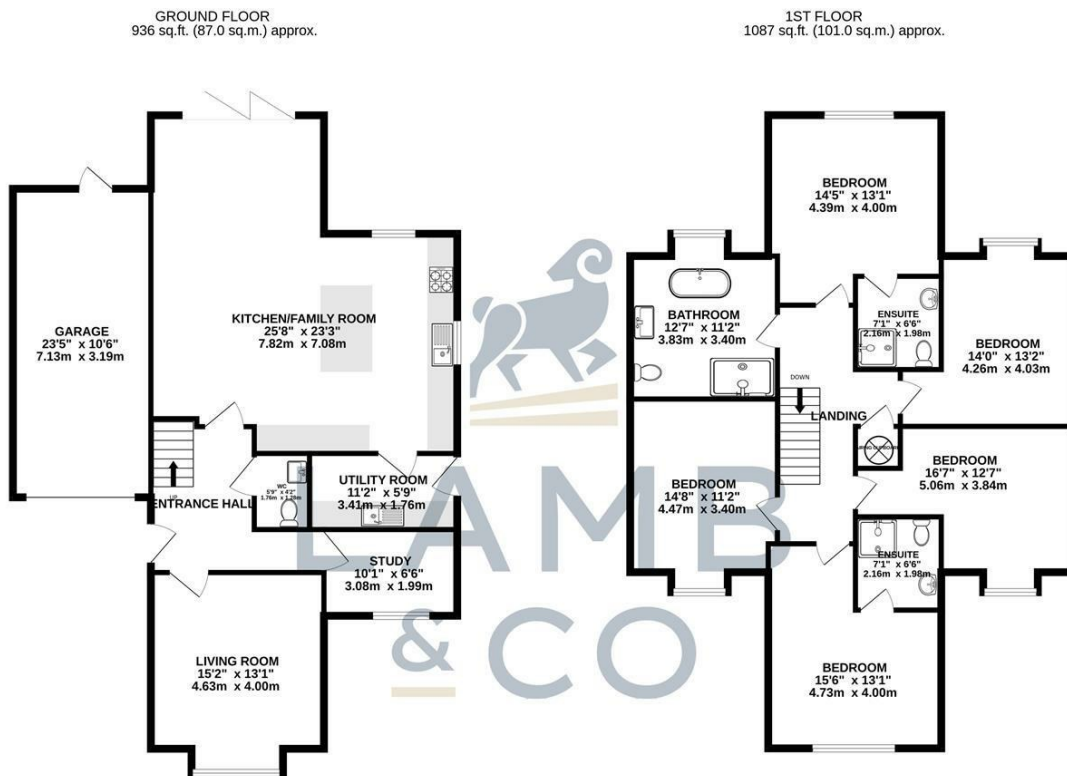
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA: 2024 sq.ft. (188.0 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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