



Arle Gardens, Alresford

At home in Hampshire


Hellards

6 Arle Gardens

ALRESFORD, HAMPSHIRE SO24 9BA

Offers in the Region of £500,000

- Well-Presented Extended Family House
- Convenient for Town Centre and Millennium River Walk
- Open-Plan Kitchen/Dining Room
- Spacious Sitting Room
- Three Bedrooms, Bathroom and Cloakroom
- Wraparound Sunny Aspect Garden
- Garage and Parking Space

A well-presented three-bedroom home on the northern edge of the town, close to the popular Millennium river walk. Arle Gardens is conveniently placed for the town centre, which is just a few minutes' walk away. The house occupies an attractive corner plot, with the garden wrapping around the house on 3 sides. There is a garage and parking for a car to the rear.

The property has been extended on the ground floor and features a spacious sitting room, with double doors opening to the lovely, open-plan kitchen and dining room, providing versatile living areas for relaxation and entertaining. The well-appointed kitchen features a range of built-in appliances, a breakfast bar and understairs storage, with a door from the dining area opening to the garden. There is a cloakroom in the hallway and stairs to the first floor.

Upstairs, on the landing there is an airing cupboard and a loft access hatch. The main double bedroom has a built-in wardrobe and westerly view. The second bedroom has a view of the garden and a built-in wardrobe. Bedroom three is at the front of the house and has a cupboard over the stairs. The bathroom features a modern white bath suite.

This property benefits from a single garage, providing secure parking or additional storage. The sunny-aspect garden offers a pleasant outdoor space for enjoyment and low-maintenance living.





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 electricity, gas, water and drainage are connected.

LOCAL AUTHORITY INFORMATION

Winchester City Council

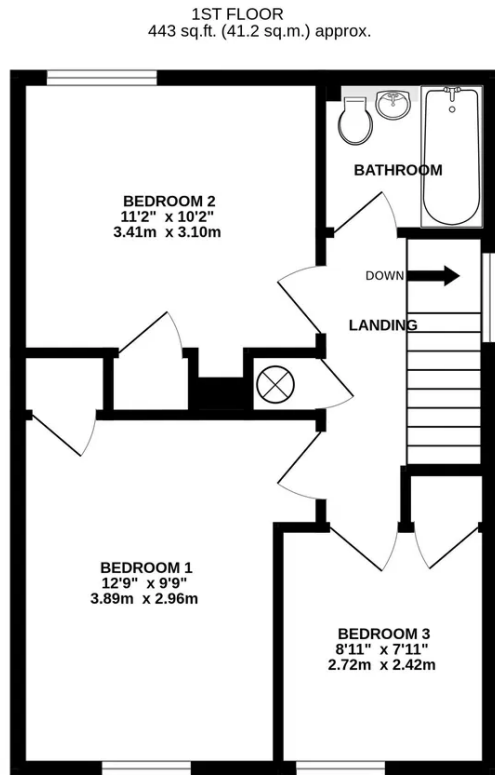
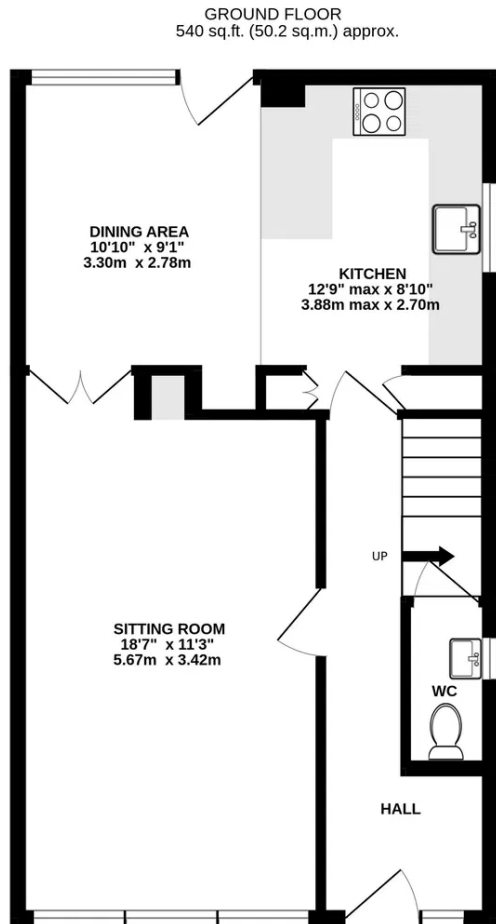
Council Tax Band: D

DIRECTIONS

From the centre of the town, head down West Street and turn right into The Dean. After about 300m, turn right into Arle Gardens. After a few metres, turn left, where No. 6 will be found on the corner.

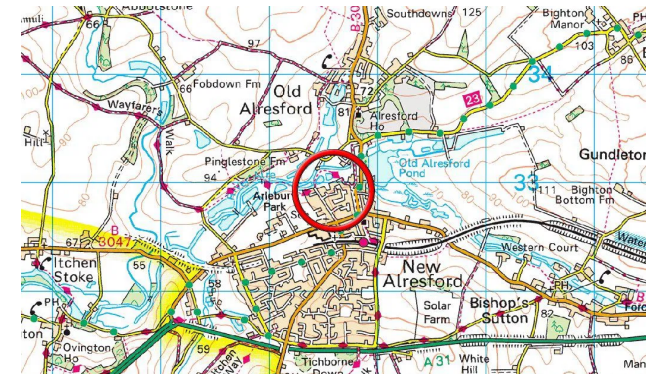
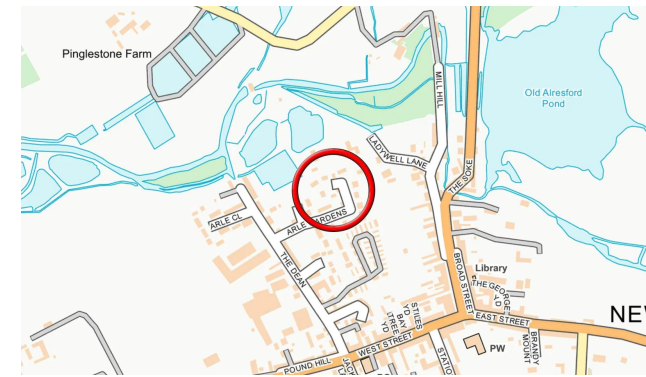
What3words: ///narrating.fight.centrally





TOTAL FLOOR AREA : 984 sq.ft. (91.4 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		80
(55-68) D	67	
(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.