



Beech Road, Alresford

At home in Hampshire


Hellards

51 Beech Road

ALRESFORD, HAMPSHIRE, SO24 9JS

Guide Price: £625,000

- Immaculately Presented Family Home
- Extended and Improved
- Four Bedrooms, Two Bathrooms
- Three Reception Rooms
- Refitted Kitchen/Breakfast Room
- Garage & Driveway Parking
- Pretty Rear Garden
- Easy Access to Town Centre, Schools and Bus Routes

Presented in immaculate condition throughout, an extended family home located in a quiet cul-de-sac within easy reach of the town centre, shops and schools.

The entrance hall leads to the spacious kitchen/breakfast room, recently refitted and benefitting from plenty of storage space as well as some fitted appliances and a large pull-out larder cupboard. The light and bright sitting room has a working fireplace and opens into the garden room/snug with skylight and double doors to the garden. Off the garden room is a study/further reception room with a door through to the garage. The ground floor offers great flexibility with the accommodation.

On the first floor are two double bedrooms as well as a smaller bedroom currently used as a dressing room. The stylish family shower room has a utility room off, convenient for keeping the laundry contained.

The second floor is home to the main suite - a spacious bedroom with en-suite bathroom and storage. A range of velux windows flood the room with light.

Outside, the rear garden is a particular delight, with a pretty patio area and steps up to the lawn, bordered with beds and a couple of trees and there are seating areas dotted around to catch the sun at various times of the day. There is a gate in the rear fence giving direct access onto Sun Lane - perfect for walking into the town centre or dropping the children off at the Primary School. To the front, a paved front garden and parking for 2-3 cars as well as a garage.





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

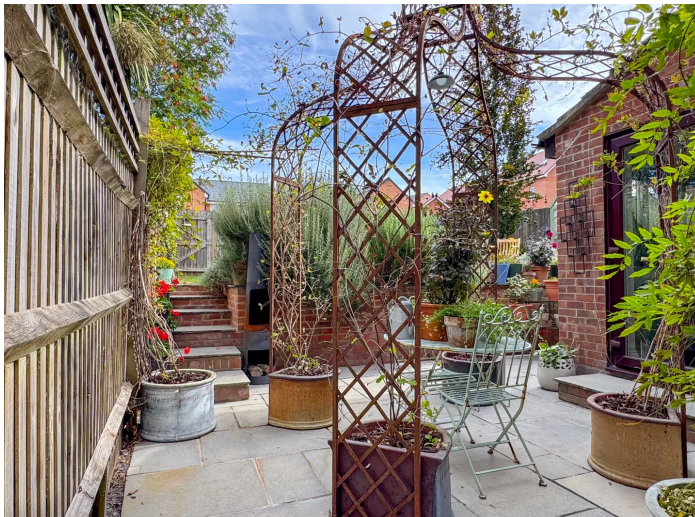
Mains electricity, water and drainage. Gas fired central heating.

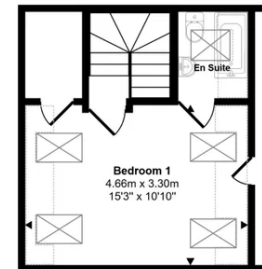
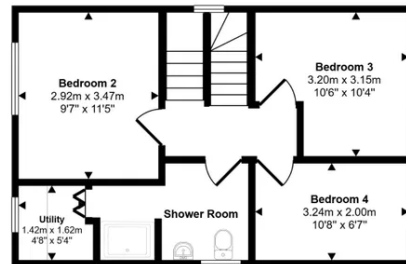
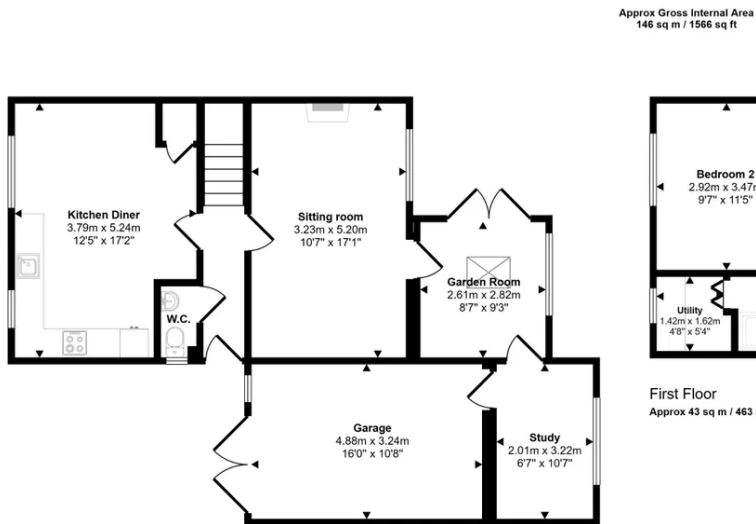
LOCAL AUTHORITY

Winchester City Council
Council Tax Band E

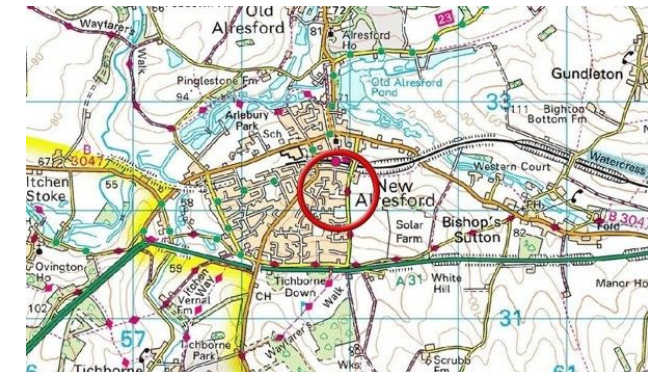
DIRECTIONS

From our offices in Broad Street, turn onto West Street and left into Jacklyns Lane. Take the first turning on the left after the railway bridge into Nursery Road and then turn right into Beech Road, following the road up the hill, and the house will be found at the end of the road on the left. **What3words: ///that.fond.reviews**





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	72	
(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.