



Orchard Close, Alresford

*At home in Hampshire*

  
**Hellards**

# Windfalls, 29 Orchard Close

ALRESFORD, HAMPSHIRE SO24 9PF

## Guide Price: £625,000

- Extended Family Home
- Sought-after Residential Road
- 4 Bedrooms and 2 Bath/Shower Rooms
- Open-Plan Sitting/Dining Room, and Study
- Conservatory and Cloakroom
- Driveway Parking, Garage and Garden
- No Onward Chain

A spacious and well-designed modern family home, with an attractive garden, driveway parking and a garage. The house has been well-maintained over the years and is well-presented throughout. Orchard Close is a popular road located on the southern edge of the town, with easy access to countryside walks, the golf course and local schools.

The property is approached from the driveway, with the front door opening to the entrance hall, where there is a cloakroom, understairs cupboard and stairs leading up to the first floor. On the left, a door opens to the sitting/dining room, which features an attractive bay window to the front and a gas fire. From the dining area, sliding doors open to the conservatory and doors from there to the attractive garden beyond. The fitted kitchen features a range of kitchen units, worktops, a single oven, a 4-ring electric hob with filter hood above. A door opens to the utility room, which has a range of units, a sink, wall-mounted boiler as well as space and plumbing for a dishwasher and washing machine. The utility room also benefits from a door to the garden - perfect for containing muddy boots and/or dogs.

Upstairs on the landing, there is an airing cupboard housing the hot water tank, and a loft access hatch. Doors lead off the landing to the bedrooms, 3 of which are double rooms. The main bedroom faces the front and has a built-in wardrobe and its own ensuite shower room. Bedroom 2 is located at the rear of the house with a view of the garden and a range of built-in wardrobes. Bedroom 3 is located over the garage, whilst bedroom 4 is a single bedroom at the front of the house. There is an upstairs study, and a family bathroom featuring a white bath suite.





To the front of the house is a lawned garden with two trees, driveway parking and a garage with a remote-controlled electric up-and-over door. A gate to the side of the house leads through to the attractive rear garden, which features a seating terrace adjoining the rear of the house, a lawn, flower and shrub borders, a greenhouse, and a shed at the end of the garden.

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 gas, electricity, water and drainage are connected.

Gas fired central heating.

Double glazed windows.

Electric underfloor heating to the conservatory.

#### **LOCAL AUTHORITY INFORMATION**

Winchester City Council

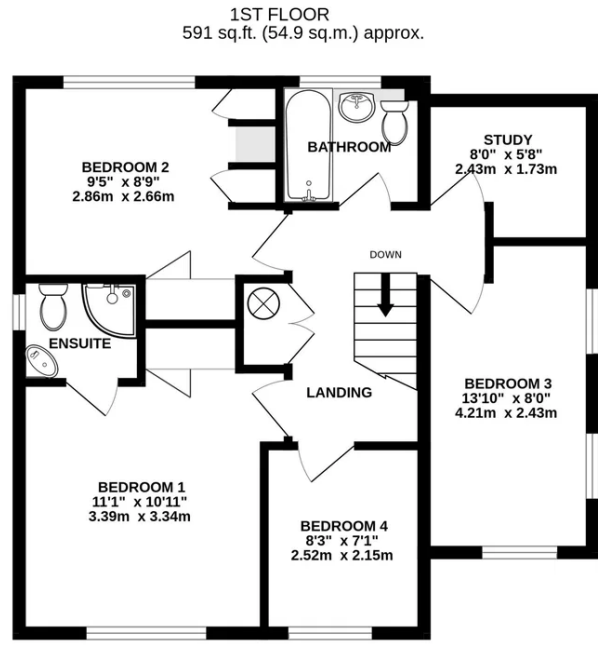
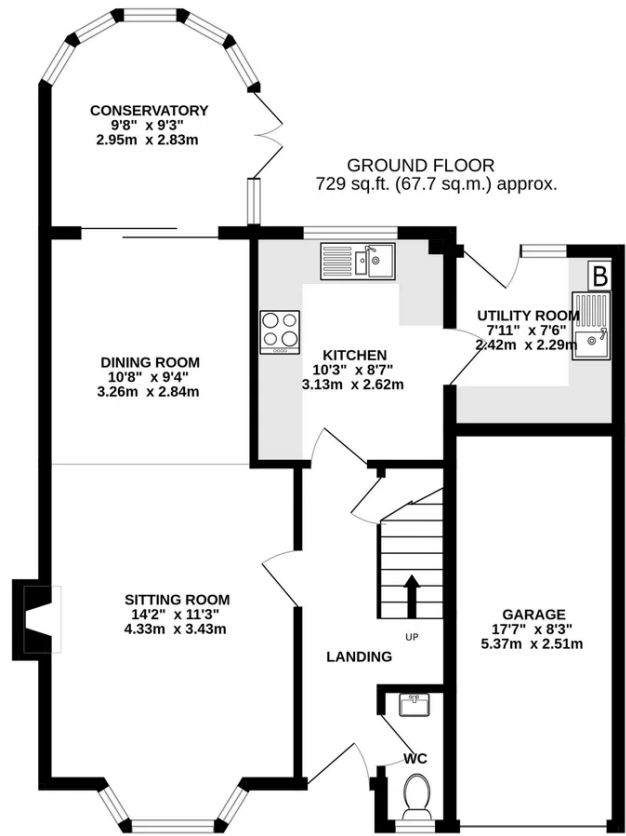
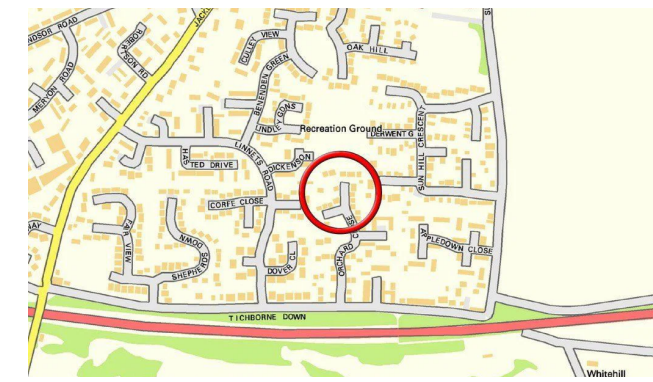
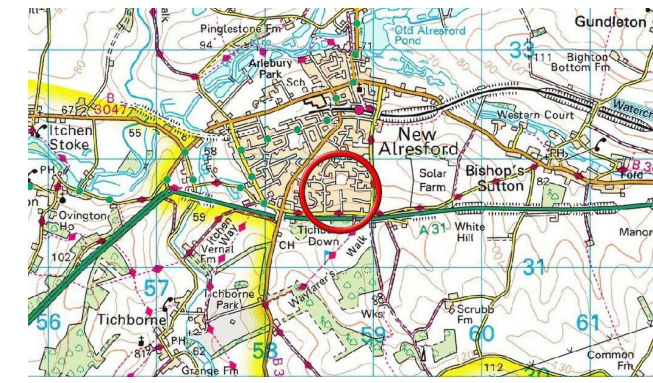
Council Tax Band: E

#### **DIRECTIONS**

From the centre of Alresford, proceed down West Street and, at the bottom of the hill, turn left into Jacklyns Lane. Go under the railway bridge, up the hill and down the other side. At the southern edge of the town, turn left at The Cricketers Pub, into Tichborne Down. Orchard Close is the third road on the left. Proceed ahead, passing the green on your left. No. 29 will be found on the right hand side.

**What3Words: ///goal.plates.situates**





TOTAL FLOOR AREA : 1320 sq.ft. (122.6 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Hellards Estate Agents

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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.