



Dickenson Walk, Alresford

*At home in Hampshire*

  
**Hellards**

## 12 Dickenson Walk

ALRESFORD, HAMPSHIRE SO24 9PW

### Guide Price: £350,000

- Mid-Terrace House
- Open-Plan Living/Dining/Kitchen Space
- Two Bedrooms and Bathroom
- Cloakroom/Wet Room
- Well-Presented Throughout
- Attractive South-Facing Garden
- Garage in Nearby Block

A well-presented 2 bedroom house, with an open-plan sitting/dining/kitchen space, located in a small cul-de-sac, close to a recreation ground and the golf course. The attractive south-facing garden features a veranda with sun blind, from which to enjoy views of the garden. There is a garage located nearby.

The house is approached via a path across the front garden. The front door opens to a lobby with two cupboards, and a further door opening into the sitting room, where there is a built-in cupboard, stairs to the first floor and a box window to the front. The sitting room is open-plan to the dining area, which has French doors to the veranda and garden.

The kitchen has been re-configured and features a range of units and drawers, with worktops, double sink and built-in appliances including oven and induction hob. In addition a useful kitchen work island on wheels. Under the stairs, there is a wet room with a shower, wash hand basin and wc.

Upstairs, on the first floor landing is a loft access hatch, an airing cupboard housing the gas boiler, and a bathroom. The main bedroom is a large double room with built-in wardrobes. Bedroom 2 has a window overlooking the garden and a recess, suitable for a wardrobe.





The pretty rear garden has a sunny, south-facing aspect and offers a lovely, private space in which to relax. Adjoining the rear of the house is a timber decking area, with a wide sun blind, creating the feel of a garden room. A step down takes you onto the lawn, which has flower and shrub borders either side as well as espalier apple trees for privacy. At the end of the garden is a gate to the bin storage area and rear path. The garage is located in a garage block just a few steps away from the house.

Alesford 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. Highlights in the calendar include the annual Watercress Festival in May and the Agricultural Show in September. 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.

#### **LOCAL AUTHORITY INFORMATION**

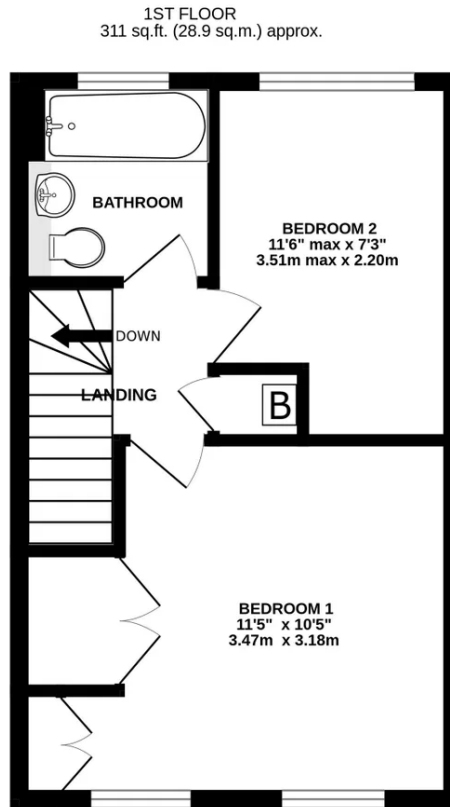
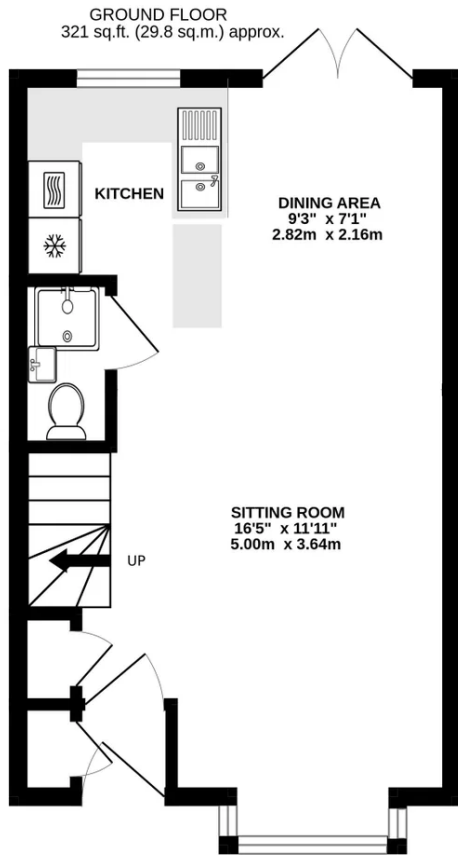
Winchester City Council  
Council Tax Band: C

#### **DIRECTIONS**

From the town centre, proceed down West Street and, at the junction at the bottom of the hill, turn left into Jacklyns Lane. Go under the railway bridge, up the hill and down the other side and, after the Cricketers Pub, turn left into Tichborne Down. Take the 2nd turn on the left into Linnets Road. Dickenson Walk is the second road on the right. No. 12 will be found on the right hand side.

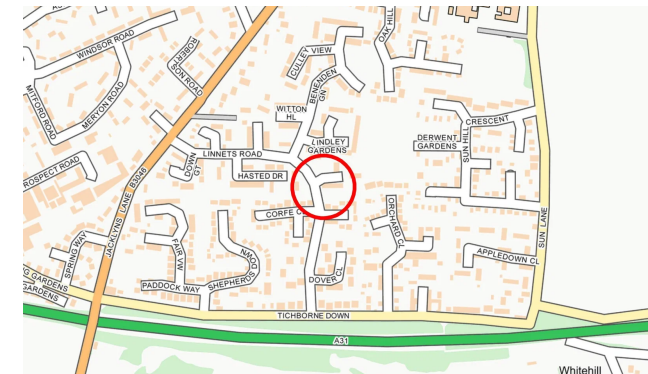
**What3Words: ///straw.universe.vowel**





TOTAL FLOOR AREA : 633 sq.ft. (58.8 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.  
Made with Metropix ©2026



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	73	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

**Hellards Estate Agents**  
11 Broad Street, Alresford, Hampshire

01962 736333

sales@hellards.co.uk

<https://www.hellards.co.uk/>



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.