



**Bighton Lane, Old Alresford, Alresford**

*At home in Hampshire*

  
**Hellards**

## 2 Nythe Cottages, Bighton Lane

OLD ALRESFORD, ALRESFORD SO24

### Guide Price: £350,000

- Brick and Flint Cottage
- Two Bedroom Character Home
- Delightful Rural Location
- South-Facing Garden
- Off-Road Parking
- No Onward Chain

A delightful cottage located just 5 minutes' drive from Alresford, in a beautiful semi-rural area, with a south-facing garden and a parking space. The accommodation comprises a kitchen/dining room, sitting room, two double bedrooms and two shower rooms. The property is being sold with the benefit of no onward chain.

The cottage is approached via a path to the side. A door opens to the spacious kitchen/breakfast room, where there is a fitted kitchen, a dining area and a view of the garden from the kitchen window. A door enables access to a shower room, and stairs to the first floor and door to the garden.

Upstairs, there is a small landing, and a door to the main bedroom, which is a double room with a view of the garden and its own en-suite shower room. There is a second, larger double bedroom at the front of the property.

Outside, there is a parking space to the front of the cottage. The piece of grass which houses the shared cesspit is owned by No. 2. A path leads around to the side to the cottage allowing access to the south-facing, lawned garden. The property backs onto a commercial site, which was previously used for the processing and packaging of watercress. The site is let out for the storage of cars.





Old Alresford, with a village green and village hall at its centre, lies at the southern end of the Candover Valley in the middle of farming communities and the famous watercress beds. There are a wide variety of walks and cycle rides from the doorstep. Old Alresford has a strong village community, with its church, dramatic society, summer fayre, bonfire celebrations, cricket club and village events.

The town of New Alresford lies within a mile to the south, 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, churches and an active community. The cathedral city of Winchester is just a few miles away and there is easy access to the south coast, the Midlands and London via the road network. There is mainline rail access to London from Winchester or Basingstoke.

#### **SERVICES**

Mains electricity connected - electric heating. Water is from a shared borehole, with a meter in the property. Shared cesspit drainage system with the cottage next door.

#### **LOCAL AUTHORITY INFORMATION**

Winchester City Council  
Council Tax Band: B

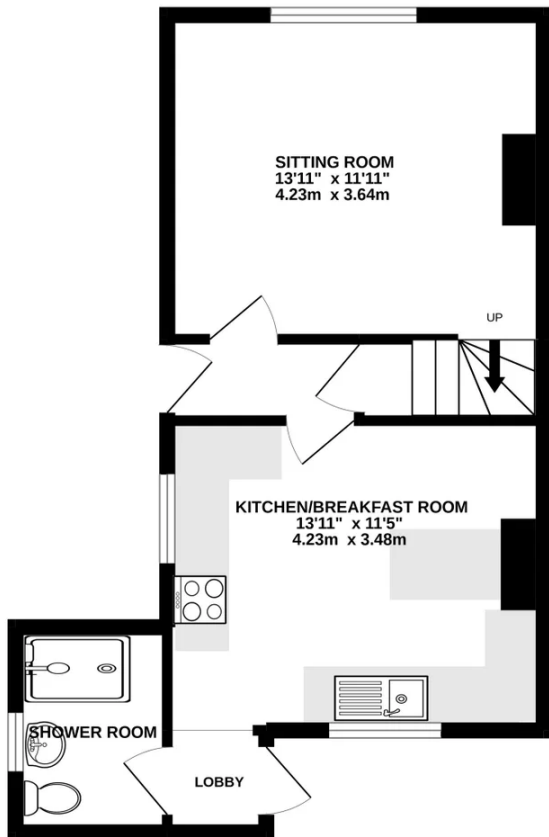
#### **DIRECTIONS**

From our office in Broad Street, continue down the hill bearing right through The Soke and head out of the town in a northerly direction. After a few hundred metres turn right into Bighton Lane following a sign to Bighton. After a half mile, 2 Nythe Cottages will be found on the right hand side.

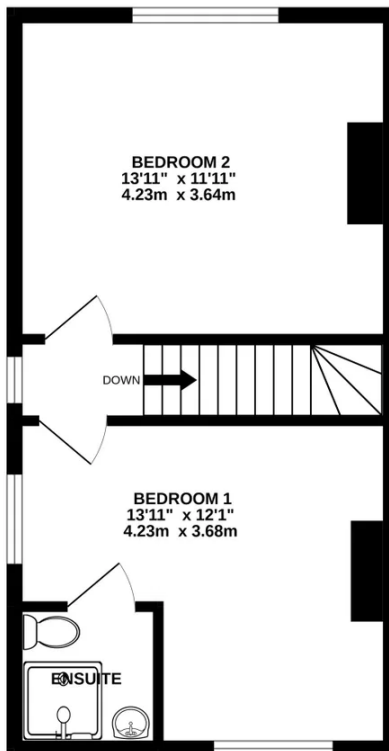
**What3words: ///digesting.testler.ballpoint**



GROUND FLOOR  
413 sq.ft. (38.4 sq.m.) approx.

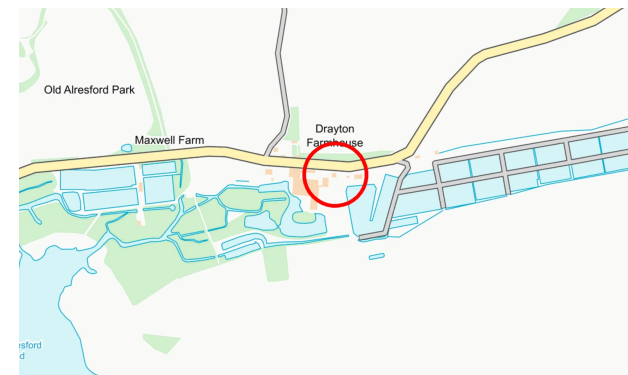


1ST FLOOR  
366 sq.ft. (34.0 sq.m.) approx.



TOTAL FLOOR AREA : 779 sq.ft. (72.4 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) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	48	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		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.