Hellards



At home in Alresford

The Firs South Road

ALRESFORD, HAMPSHIRE, SO24 9HR

Asking Rent £ 4,000 PCM

- Energy Performance Rating C
- Holding Deposit £923.07
- Deposit £4,615.35
- Council Tax Band G
- Beautifully Presented Family Home
- Versatile Open-Plan Living Space
- 4 Bedrooms and 3 Bath / Shower Rooms
- Self-Contained Annexe / Studio
- Driveway Parking and Double Garage
- Front and Rear Gardens



A beautifully extended and renovated Victorian house with an abundance of open-plan space on the ground floor, and a separate annexe/studio behind the garage











Extended and renovated to offer fantastic family-friendly open plan accommodation, this Victorian home is set in a quiet location within easy reach of Alresford town centre, shops and schools. The Firs benefits from high ceilings and a wonderful open plan kitchen/living/dining space that is ideal for modern family life. There is also a separate annexe/studio which would be perfect for accommodating extended family, or older children wanting to be more independent.

The welcoming entrance hall leads to the main living area - a 35' x 30' light and airy space with bifold doors to the rear garden and incorporating a stylish, modern kitchen. There is plenty of storage and an integrated dishwasher as well as an island with a breakfast bar. A highly social and family friendly space, with plenty of space for a large dining table, sofas and study areas. Off the hallway there is also another good sized reception room - highly versatile and could be used as a playroom, snug or study. Off the kitchen is a storage/boot room/pantry with a side door - perfect for containing those muddy boots or dogs. There is also a downstairs cloakroom on this level.

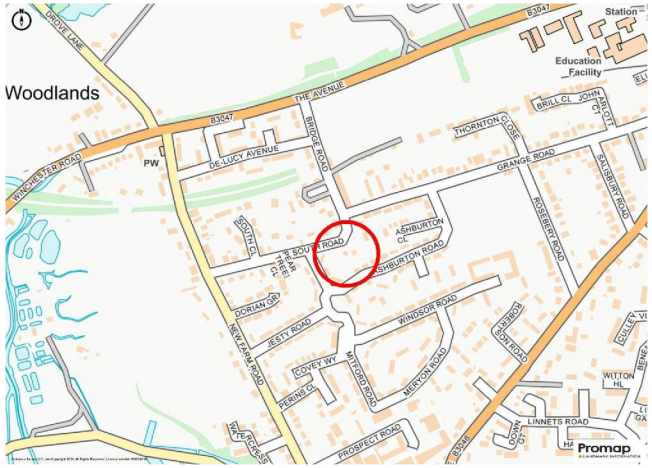
Upstairs, the main bedroom suite has a dressing room and ensuite shower room and enjoys views over the rear garden. There is a guest suite with shower room, as well as two further double bedrooms and a stylish family bathroom. A utility cupboard on the landing provides space for a washing machine and tumble dryer as well as further storage.

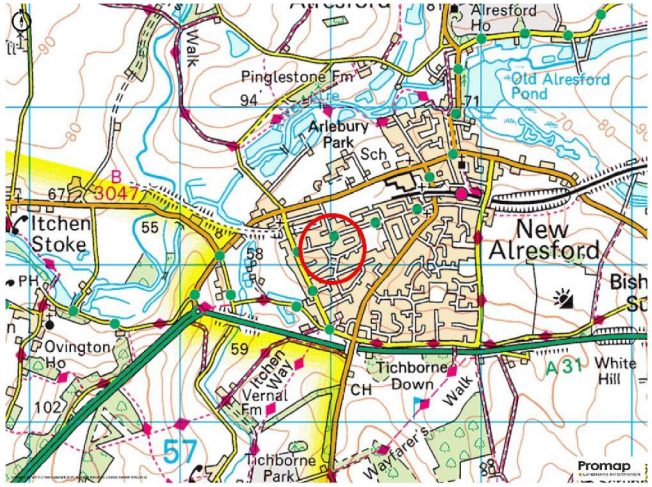
Outside, the gardens surround the house, with a large terraced area to the rear ideal for summer entertaining. The studio/annexe is located to the rear of the double garage, and incorporates an open plan living area with kitchenette and a shower room. A versatile space that could be used for a home business or to accommodate family or guests.

To the front, a gated driveway provides ample parking as well as the double garage.

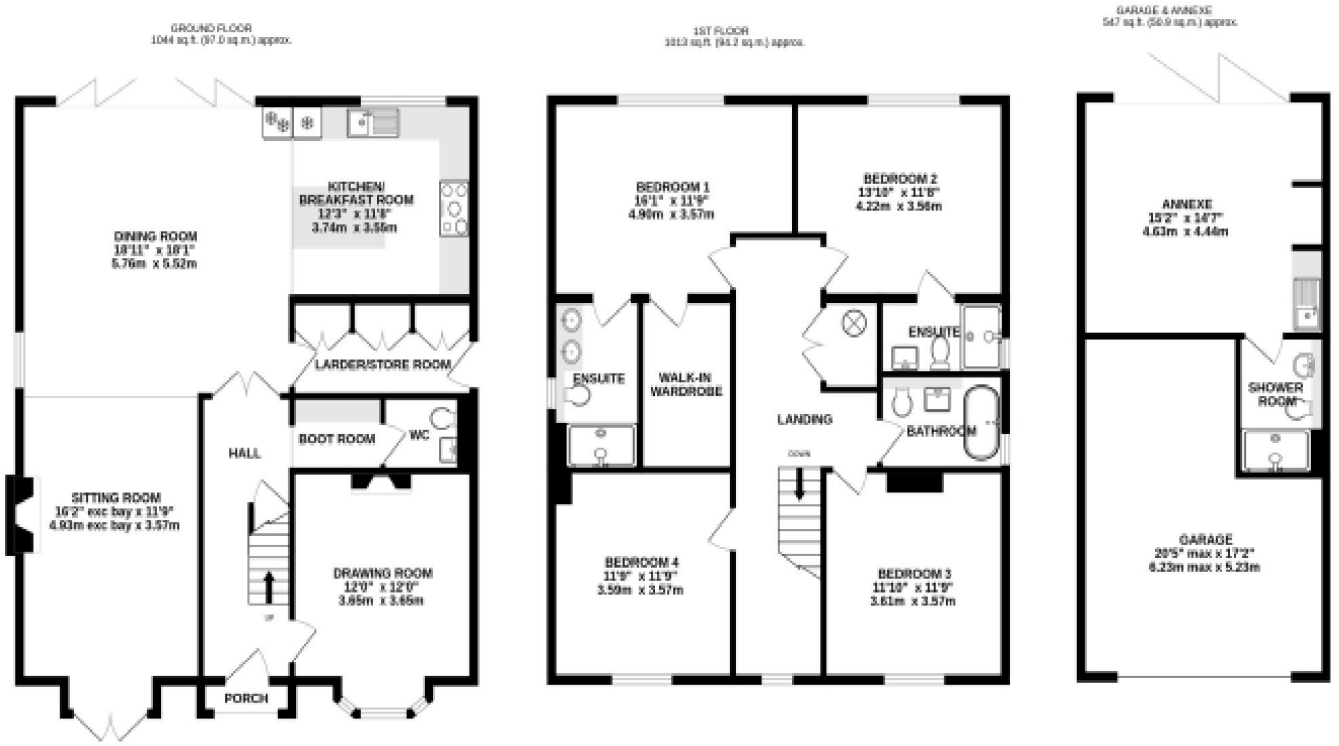
Mains electricity, water and drainage. Gas-fired central heating.

Ultrafast broadband is available (source: Ofcom). For mobile reception, please see https://www.ofcom.org.uk/mobile-coverage-checker





Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



TOTAL FLOOR AREA : 2604 sq.ft. (242.0 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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DIRECTIONS

From the centre of Alresford, proceed down West Street to the bottom of the hill and continue ahead going up into Pound Hill, which then becomes The Avenue. Take the second turning on the left into New Farm Road, going over the old railway bridge. After 250 metres, turn left into South Road. The Firs will be found after a short distance on the left hand side.
What3words: ///deal.calendars.downsize

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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.

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