


Hellards



At home in Alresford

32 Fair View,

ALRESFORD, HAMPSHIRE, SO24 9PR

Guide Price £850,000

- Detached House in Sought-after Cul-De-Sac Location
- Three Reception Rooms
- Double Garage
- Off-Street Parking
- West-Facing Enclosed Garden
- No Onward Chain

A spacious family home located in an established and sought-after road on the southern edge of the town, close to the golf course and country walks. The property benefits from plenty of driveway parking, a sizeable double garage, private front garden and an attractive, west-facing rear garden.

The house is approached via the driveway, with the front door opening into the entrance hall, where there is a cloakroom and stairs to the first floor. The dining room is to the left, and the double aspect living room is to the right, complete with a gas coal-effect fire and sliding doors opening onto the garden. The study has a window overlooking the garden. The fitted kitchen, is in very good condition and includes integrated appliances, and space for a table and chairs. Just off the kitchen is a useful utility room, with space for appliances and access to the garden and double garage.

On the first floor landing, there is an airing cupboard housing the hot water tank, and an access hatch with fitted ladder allowing access to the loft. The main bedroom features built-in wardrobes and an ensuite bathroom. A family bathroom services the three other bedrooms, all of which have built-in wardrobes.





Outside, to the front of the property, there is driveway parking for several cars, and a front lawn. A gate to the side of the house leads through to the enclosed rear garden, which is westerly-facing and features some trees, mature flower and shrub borders. It is mainly laid to lawn with a paved terrace for al-fresco dining.

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. 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 water, gas, electricity and drainage are all connected.

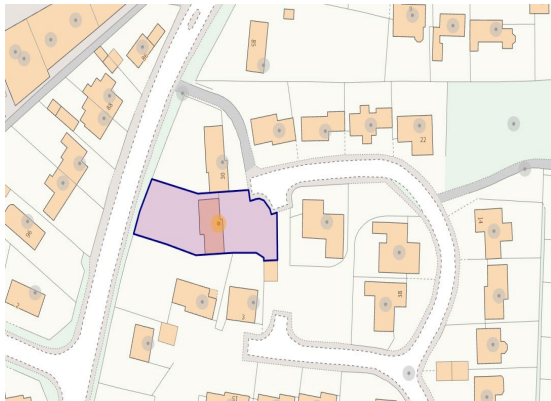
LOCAL AUTHORITY INFORMATION

Winchester City Council
Council Tax Band: F

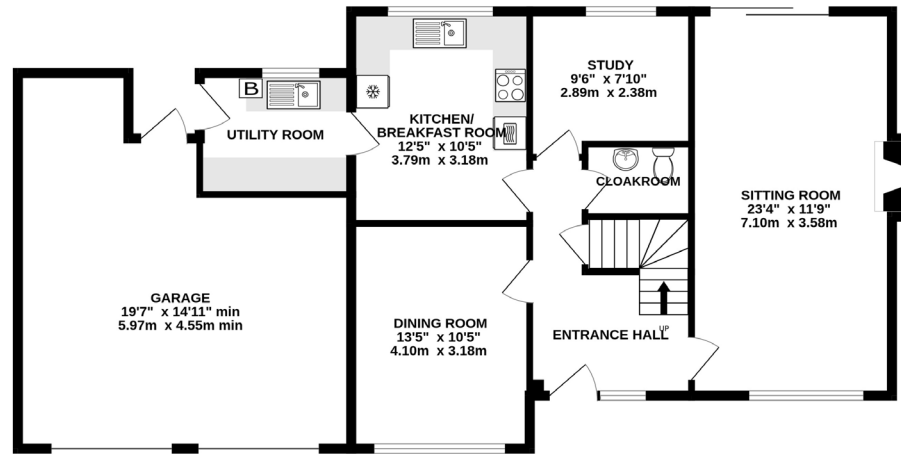
DIRECTIONS

From our office in Broad Street, proceed down West Street and, at the junction at the bottom of the hill, turn left into Jacklyns Lane. Stay on Jacklyns Lane and, at The Cricketers pub, turn left into Tichborne Down, and bear left into Shepherds Down, and bear left into Fair View. Follow the road to the right. At the top of the road, turn left. No.32 will be found at the end on the left.

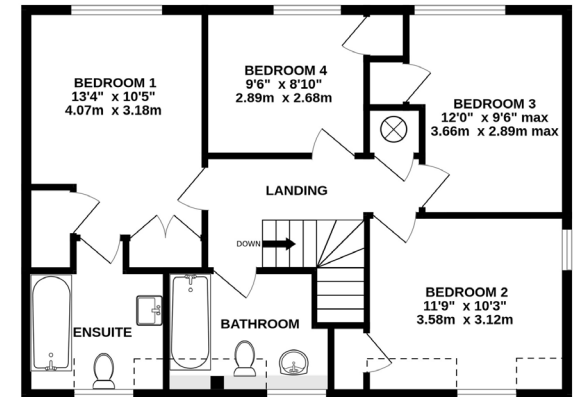




GROUND FLOOR
1160 sq.ft. (107.8 sq.m.) approx.



1ST FLOOR
715 sq.ft. (66.4 sq.m.) approx.



TOTAL FLOOR AREA : 1875 sq.ft. (174.2 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
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	69	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
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.

