

Beech Road, Alresford

At home in Hampshire

Hellards

63 Beech Road

ALRESFORD SO24 9JS

Guide Price £515,000

- Immaculately Presented 3 Bedroom Link Detached Home
- Planning Permission Granted to Extend Further on the Ground Floor
- Fantastic Kitchen/Breakfast/Family Room
- Bright and Spacious Sitting Room
- Study
- South Facing Garden
- Driveway Parking
- Quiet cul-de-sac Location

Presented in great condition throughout, this three bedroom link-detached home combines spacious living, countryside views and driveway parking for two vehicles. A landscaped south facing garden and full planning permission for a further extension make this a particularly appealing home with flexibility for the future.

At the front, a terraced garden complements the home's elevated position. The entrance porch opens into a hallway leading to a generous sitting room, where a cosy gas fire creates an inviting place to relax. Glazed double doors lead through to the bright, spacious kitchen/dining room, with ample room for a dining table and additional seating. This sociable space is ideal for family life and entertaining, with double doors opening onto the sunny rear terrace and south facing garden.

Beyond the kitchen, a rear lobby provides access to a downstairs cloakroom and utility area and a study which provides useful space for working from home. There is planning permission granted to extend further here and to replace the roof with a pitched roof.

Upstairs, there are two spacious double bedrooms, one with extensive fitted storage, as well as a third bedroom and family bathroom. The front bedrooms benefit from far reaching views over the countryside.













Outside, the south facing landscaped rear garden includes gated pedestrian side access and offers a lovely setting for outdoor dining, gardening and enjoying the sunshine. Steps lead from the terrace to a lawn, bordered by mature hedging and fencing providing good privacy. There is also a good sized workshop with light and power.

Situated within a peaceful cul de sac in the beautiful Georgian market town of Alresford, this property benefits from elevated views, with quiet and peaceful surroundings.

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.

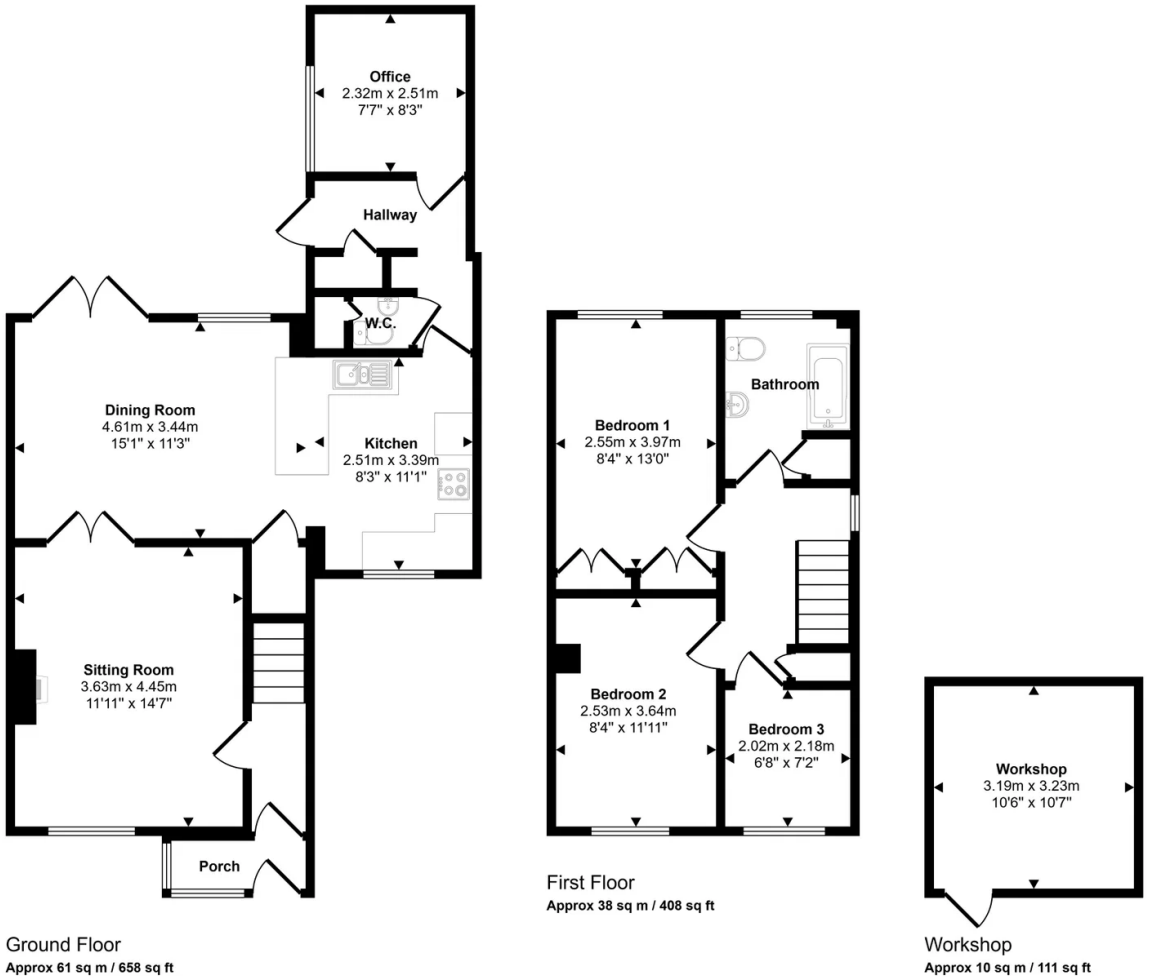
SERVICES
Mains electricity, water and drainage. Gas fired central heating with boiler renewed 2020 and still under guarantee.

LOCAL AUTHORITY
Winchester City Council
Council Tax Band E

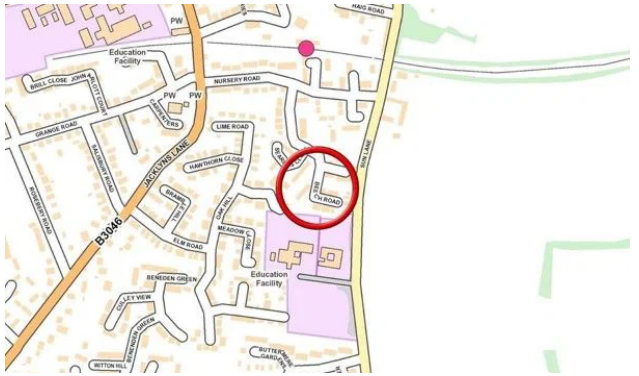
DIRECTIONS
From our offices in Broad Street, turn onto West Street and left into Jacklyns Lane. Take the first turning on the left after the railway bridge into Nursery Road and then turn right into Beech Road, following the road up the hill, and the house will be found in front of you at the top of the hill.

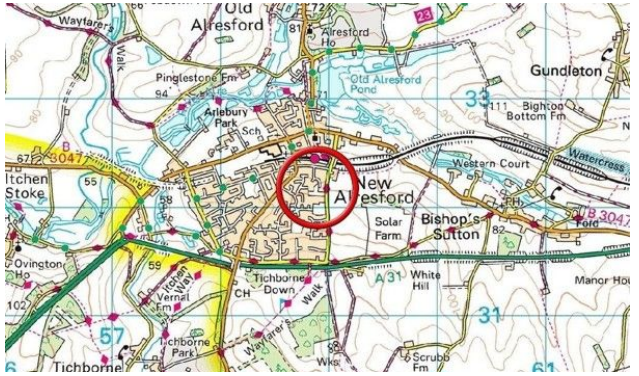
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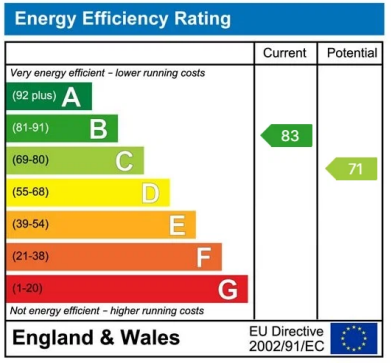
Approx Gross Internal Area
109 sq m / 1177 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.







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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepred as a general guide only. A detailed survey has NOT been carried out, nor the services, appliances and fittigs 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.