



Mitford Road, Alresford

*At home in Hampshire*

  
**Hellards**

## 37a Mitford Road

ALRESFORD, HAMPSHIRE SO24 9HY

### Guide Price: £310,000

- Less than 1 mile distance from town with shop and bus service nearby
- Double glazed and gas fired central heating
- Ground Floor Cloakroom and first floor bathroom
- Block paved Driveway immediately to the front
- Home office with power and lighting connected
- Fully fitted kitchen with integrated appliances
- Recently Built Detached House which comes with PCC Certificate

A modern detached house built in 2021, with an additional detached home office. Presented in immaculate condition throughout, this individual property is located in a popular residential area less than a mile from the town centre.

The property is approached from the driveway, with the front door opening to a porch and inner hallway, where there is a cloakroom under the stairs, a coats cupboard and stairs to the first floor. The kitchen features a smart range of wall and base level units with soft-close drawers, granite-effect work surfaces and a ceramic butlers sink with mixer tap. Integrated appliances include a double oven, fridge/freezer, washing machine, dishwasher and induction hob with glass splash back and a cooker hood over.

The spacious living room offers plenty of space for a sofas, chairs and a dining table and has a light and airy feel, with twin sets of French doors opening to the rear garden. The wall mounted flame effect fire gives a focal point to the room.

Upstairs, the main bedroom features a built-in wardrobe and a window overlooking the garden. The second bedroom also has a built-in wardrobe, eaves storage and a rooflight window. The bathroom features a white suite with a freestanding claw foot bath, a wash hand basin with vanity storage, a wc, heated towel rail, ceiling extractor and matching floor and wall tiles.





Outside, the low-maintenance rear garden can be accessed through the gate to the side of the house, or via either set of French doors from the sitting room. A paved terrace adjoins the rear of the house, with a step up to an artificial grass area, which is enclosed by panelled fencing. The useful home office/studio is supplied with power and lighting. There is driveway parking immediately to the front of the house for two vehicles.

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 gas, electricity, water and drainage are connected.

#### **LOCAL AUTHORITY INFORMATION**

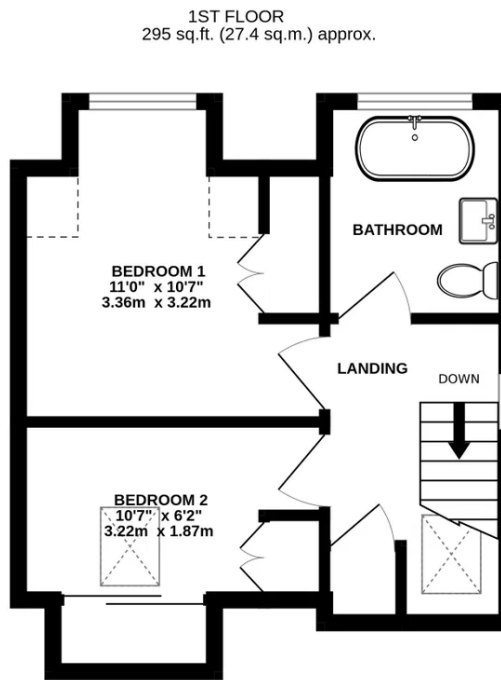
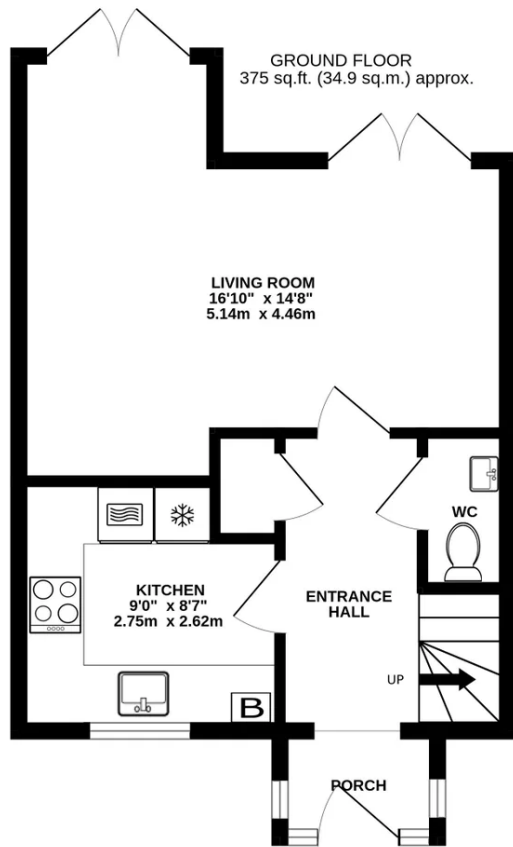
Winchester City Council  
Council Tax Band: D

#### **DIRECTIONS**

From the centre of Alresford proceed west along The Avenue in the direction of Winchester. Take the first turning on the left onto Bridge Road, following it around the bend onto South Road. Then turn left onto Mitford Road, continue straight over the roundabout and the property can be found on the left hand side just before the road bends to the left onto Meryon Road.

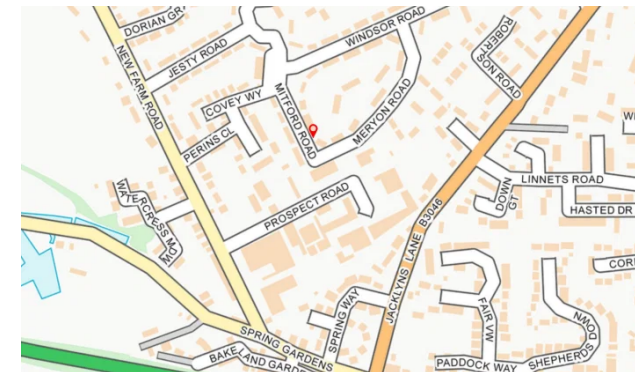
**What3words: ///pilots.outreach.nudge**





TOTAL FLOOR AREA : 670 sq.ft. (62.3 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>		92
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	78	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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.