



**Tichborne Down, Alresford**

*At home in Hampshire*

  
**Hellards**

# Hiwood, Tichborne Down

ALRESFORD SO24 9PL

**Guide Price £700,000**

- Substantial Detached Bungalow
- Plenty of Versatile Accommodation
- Four Bedrooms, Four Reception Rooms
- Garage, Driveway Parking and Garden
- Located on Southern Edge of the Town
- Close to Golf Course and Countryside

This spacious home provides flexible living with a versatile layout, perfectly suited to modern family life or multi-generational living. With four reception rooms, four bedrooms and two bathrooms, the property also has potential to create a self-contained annexe.

A pathway leads to the front door, opening into an entrance lobby and through to the spacious L-shaped sitting room. Bathed in natural light from front and side windows, this welcoming space is centred around a charming wood-burning stove, creating a warm and inviting atmosphere throughout the seasons.

Double doors lead into the fitted kitchen, which flows onward to a large conservatory/dining room — an ideal setting for entertaining or relaxed family dining, with direct access to the rear garden. A separate utility room sits conveniently off the kitchen.

A study with a pleasant southerly aspect offers an ideal work-from-home space. In addition, a family room, bedroom and bathroom are positioned together, providing excellent potential for a private guest suite or annexe accommodation.

Steps from the entrance lobby lead to an inner hall serving two double bedrooms, both with built-in wardrobes, a further single bedroom with wardrobe, a family bathroom and a separate cloakroom.





To the front, a block-pavement driveway provides ample parking alongside a garage. The landscaped frontage incorporates gravel, rockery and a small lawn, creating an attractive approach.

The rear garden is a particular feature – thoughtfully landscaped with a paved seating area, steps rising to an elevated terrace, a generous lawn and a garden shed. It offers both privacy and space for outdoor entertaining or quiet relaxation.

Tichborne Down enjoys a desirable position on the southern edge of Alresford, just a short stroll from Alresford Golf Club and surrounded by the stunning countryside of the South Downs National Park. The setting perfectly balances town convenience with immediate access to scenic walks and outdoor pursuits.

#### **SERVICES**

Mains gas, electricity, water and drainage are connected with gas fired central heating

#### **LOCAL AUTHORITY**

Winchester City Council  
Council Tax Band F

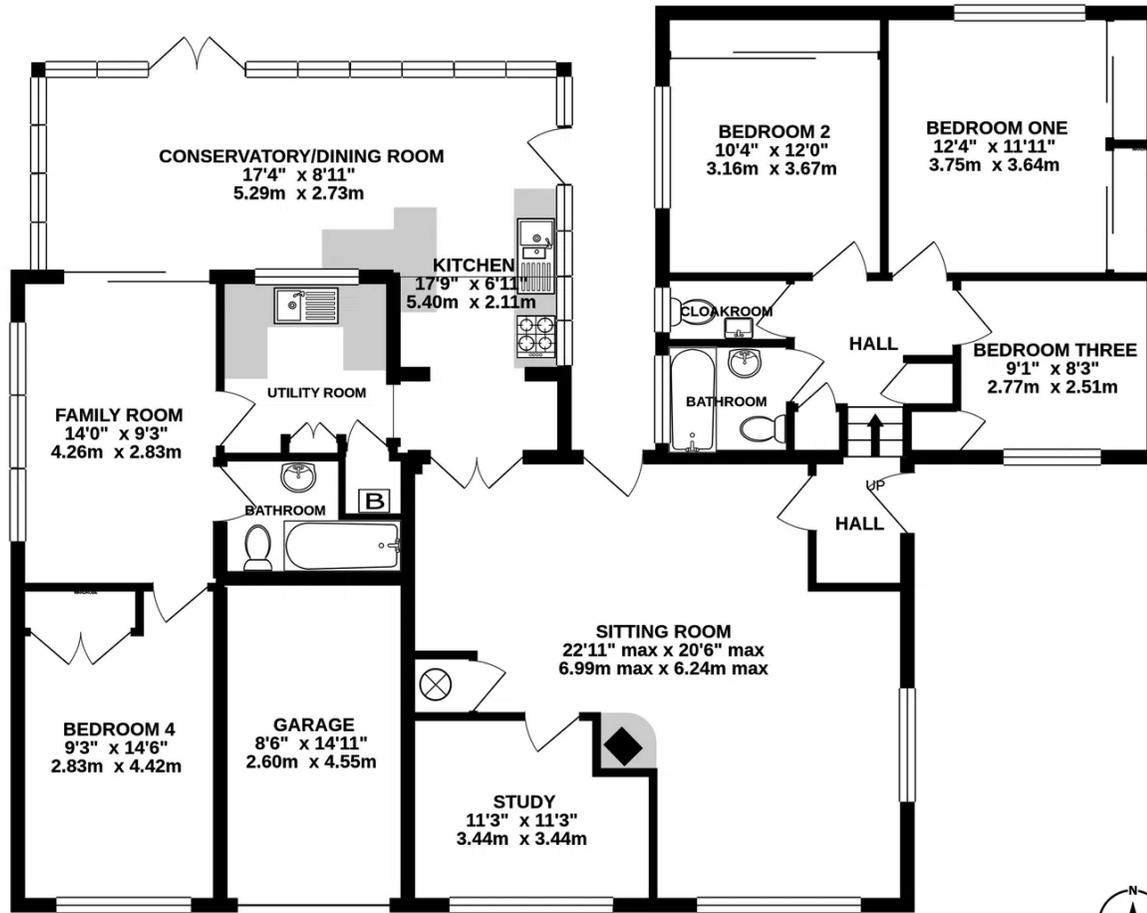
#### **DIRECTIONS**

From our offices in Broad Street, turn right into West Street and follow the road down the hill and turn left into Jacklyns Lane. Follow the road south and turn left at The Cricketers Pub into Tichborne Down. The property is to be found a couple of hundred meters along on the left hand side.

**What3words: [///objective.buzzing.tend](https://www.what3words.com/objective.buzzing.tend)**

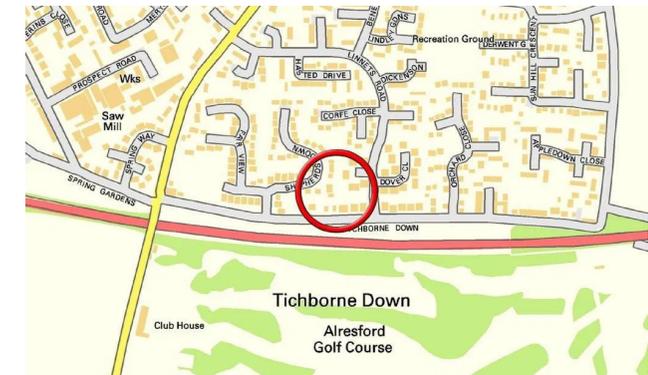
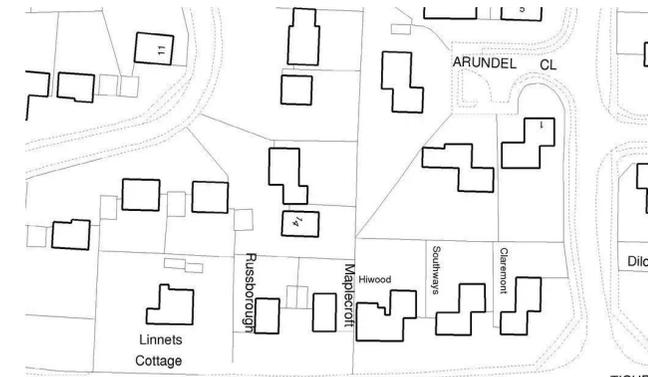


**GROUND FLOOR**  
1724 sq.ft. (160.2 sq.m.) approx.



TOTAL FLOOR AREA : 1724 sq.ft. (160.2 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.  
Made with Metropix ©2020



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	77
(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	

**Hellards Estate Agents**  
11 Broad Street, Alresford, Hampshire

01962 736333  
sales@hellards.co.uk

<https://www.hellards.co.uk/>



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.