



**Nursery Gardens, Alresford**

*At home in Hampshire*

  
**Hellards**

# 62 Nursery Gardens

Alresford, SO24 9JR

Guide Price £425,000

- NO ONWARD CHAIN
- Three Bedroom Semi-Detached Home
- Extended and Refurbished
- Beautifully Presented Throughout
- Permission Granted for a Further Extension
- Garage Converted to Studio/Home Office
- South Facing Garden
- Central Location Close to Shops & Town Centre

A nicely presented three-bedroom home, offering versatile living spaces and a sunny, low-maintenance garden, ideally located within easy reach of the town centre. Extended to the front, the hallway is large and bright and there is further planning consent to extend to the side and rear.

The inviting entrance porch, complete with a convenient downstairs cloakroom, leads directly into a cosy sitting room. This comfortable space features an electric wood-burning stove with a decorative mantle, creating a welcoming focal point. Continuing through, you'll discover a spacious open-plan kitchen and dining room. The modern kitchen is well-equipped with a central island and a full range of integrated appliances, providing an ideal setting for both everyday family life and entertaining. Double doors seamlessly connect this area to the rear garden, perfect for indoor-outdoor living.

Upstairs, the home offers three well-proportioned bedrooms: two comfortable doubles and a third single room. The principal bedroom benefits from generous built-in storage, and all bedrooms are served by a modern family shower room.





Externally, the private rear garden enjoys a sunny southern aspect and has been thoughtfully designed for low maintenance, featuring raised planting beds and a charming covered arbour at the far end – an excellent space for relaxation or al fresco dining. Adding considerable versatility to the property, the single garage has been cleverly converted into a studio, providing an ideal home office or creative workspace.

The property benefits from further planning consent to extend to the rear and the side. As part of the work has already been completed, this planning consent will not expire.

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.

#### **LOCAL AUTHORITY INFORMATION**

Winchester City Council  
Council Tax Band C

#### **SERVICES**

We understand that mains electricity, gas, water and drains are connected.

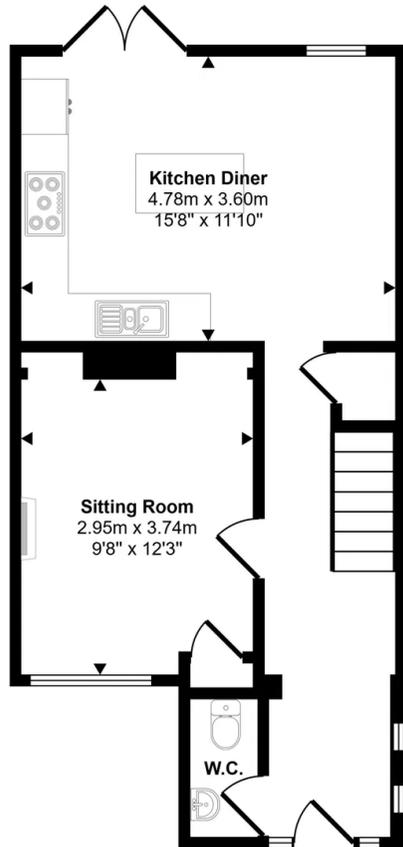
#### **DIRECTIONS**

From our offices in Broad Street, turn right into West Street. At the bottom of the hill, turn left into Jacklyns Lane. After the railway bridge take the first left turn into Nursery Road and the house is a little way up on your right hand side.

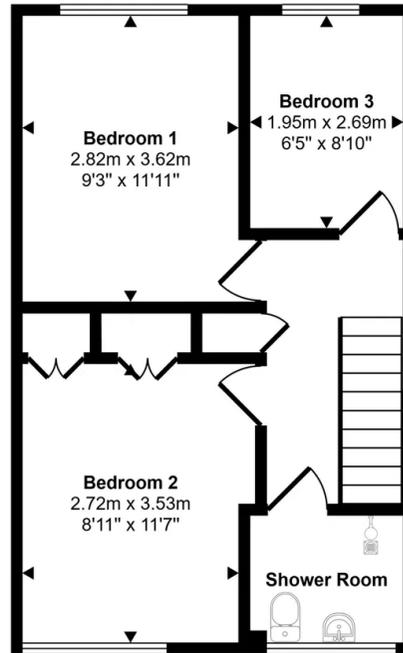
What3words: [///quick.writing.suave](https://www.what3words.com/quick.writing.suave)



Approx Gross Internal Area  
82 sq m / 883 sq ft

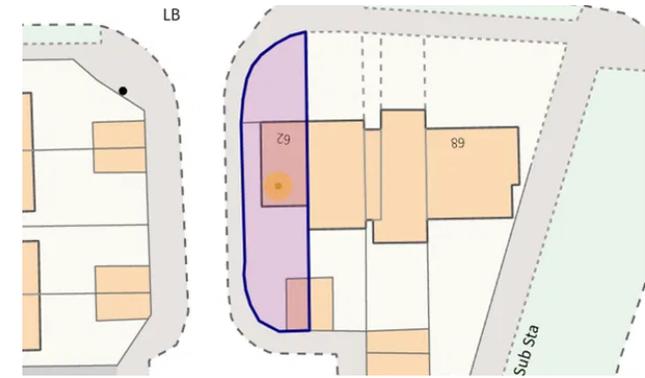


Ground Floor  
Approx 43 sq m / 464 sq ft



First Floor  
Approx 39 sq m / 419 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>	74	
(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	

**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.