



Appledown Close, Alresford

At home in Hampshire


Hellards

28 Appledown Close

ALRESFORD SO24 9ND

Guide Price £345,000

- No Onward Chain
- Two bedroom Semi-Detached Home
- Larger than Average Garden
- Potential to Extend (STPP)
- Off Road Parking
- Kitchen/Breakfast Room
- Two Double Bedrooms
- Quiet Location
- Easy Access to Town Centre & Shops

Offered for sale with no onward chain, a well-presented two-bedroom semi-detached home, offering a quiet retreat within a popular close and featuring a larger-than-average, south-facing garden with excellent potential for extension (subject to planning permission).

The inviting porch leads into a good-sized sitting room, providing a comfortable space for relaxation. Towards the rear, the kitchen/breakfast room is perfectly positioned, enjoying pleasant views over the garden and offering a lovely spot for morning coffee.

Upstairs, you will find two generous double bedrooms, ensuring ample space. A family bathroom completes the first floor.

Outside, the pretty rear garden is a highlight, benefiting from a sunny south-facing aspect. It features a lawn, colourful flowerbeds, and a practical shed. The garden offers a high degree of privacy, with tranquil views over green spaces and mature trees to the rear. A significant side plot presents a superb opportunity to extend the property, adding considerable value and living space (STPP). To the front, a lawned garden and off-street parking enhance convenience.

This home is ideally located for easy access to the town centre and its array of shops, combining peaceful living with excellent local amenities.





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 gas, electricity and water are connected. Mains drainage.

LOCAL AUTHORITY

Winchester City Council
Council Tax Band C

DIRECTIONS

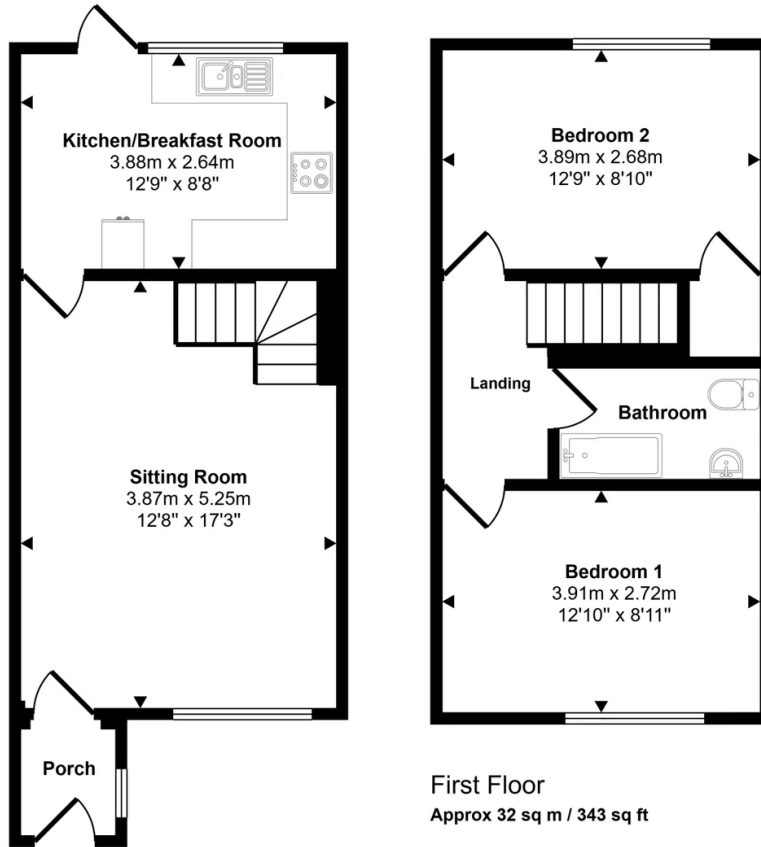
From our offices in Broad Street, proceed along West Street and turn left into Jacklyns Lane. At the bottom of the hill, turn left into Tichborne Down and follow the road as it turns left into Sun Lane, and then first left into Appledown Close. The house is at the end of the close on the left.

What3words: [///offshore.warm.dupe](https://www.what3words.com/#!/offshore.warm.dupe)

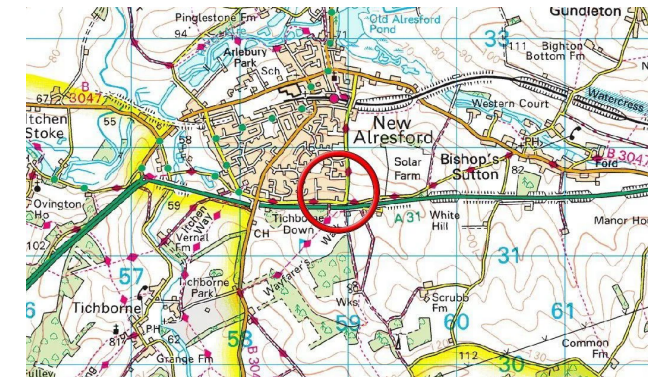
EPC TBC



Approx Gross Internal Area
65 sq m / 697 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 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.