



Windermere Gardens, Alresford

At home in Hampshire

 **Hellards**

9 Windermere Gardens

ALRESFORD, HAMPSHIRE SO24 9NL

Guide Price £725,000

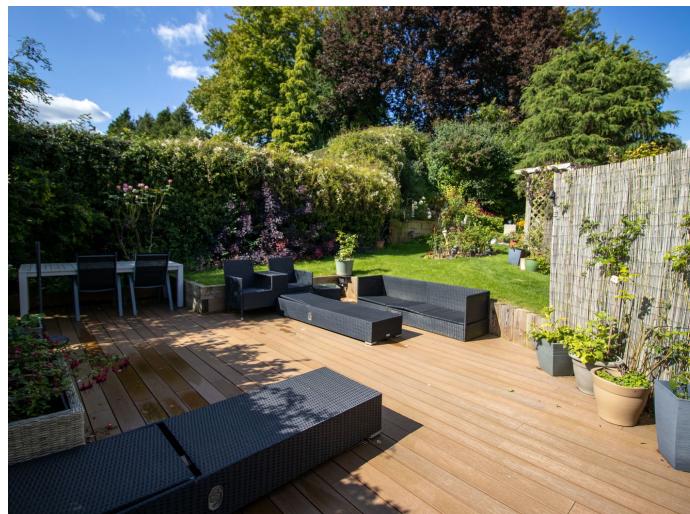
- Wrap Around Gardens with Mature Trees, Shrubs and patio areas.
- Refitted Kitchen with spacious Utility Room
- Private Driveway leading to a Detached Garage
- Tucked Away at the End of a Popular Cul-De-Sac
- Detached, Extended Four Bedroom Family Home
- Generous Plot in a Secluded Elevated Position and Stunning Views

A spacious four bedroom detached family home set on a generous plot with an attractive wrap around garden, ample driveway parking and a single garage. The property is tucked away at the end of a popular cul-de-sac ideally located for local schools, Alresford golf course and countryside walks all within easy reach. The property has been well-maintained with light airy interiors and plenty of versatile living space.

The property is approached via a private driveway leading to the front door, which opens to the spacious entrance hall. A glazed door leads to a bright sitting room with bay window and sliding doors opening onto the side patio. The sitting room has a partition door leading to the dining room which has been extended to create a family room with sliding doors to a further patio and door to the kitchen. The kitchen has been refitted with a range of modern white fitted kitchen units, ample pan drawers, worktops and integrated appliances. From the kitchen a door leads through to the generous utility room, which houses the boiler and has a door to the garden. A cloakroom completes the ground floor accommodation.

There are four bedrooms to the first floor, the master bedroom with en-suite and family bathroom.





Outside, there is a private driveway, with ample parking for multiple cars, and a detached garage with an up-and-over door. The landscaped garden offers a high degree of privacy and wraps around the house, and is mainly laid to lawn, with mature trees, flower and shrub borders and a brilliant decking area perfect for al fresco dining. There is a garden shed, outside tap, lighting and power sockets.

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

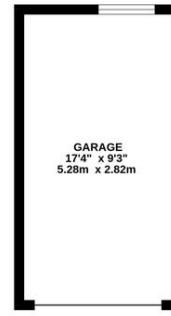
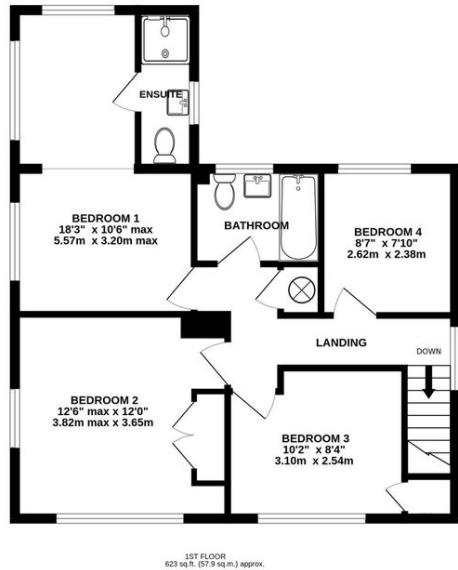
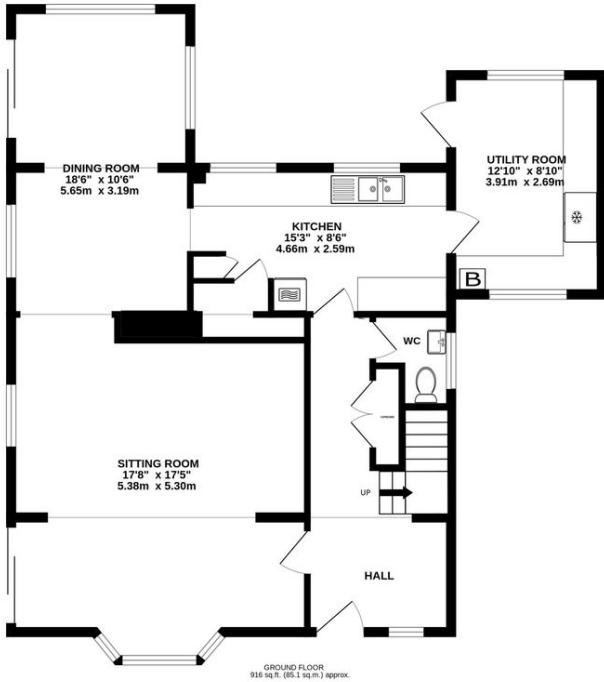
We understand that all mains services are connected

LOCAL AUTHORITY INFORMATION

Winchester City Council
Council Tax Band: E

DIRECTIONS

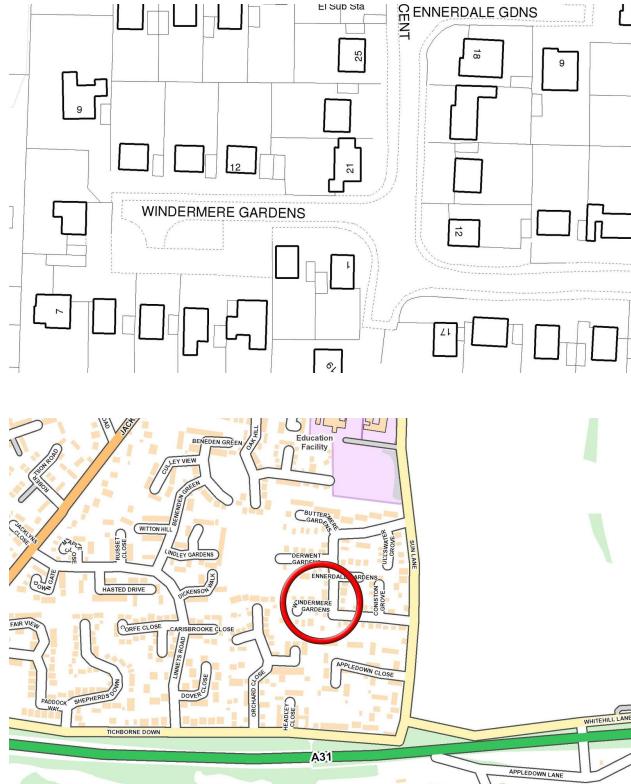
From the centre of Alresford proceed along East Street, in the direction of Alton. At the end of the terrace of houses turn right into Sun Lane. Continue up the hill past Sun Hill Junior School and turn right into Sun Hill Crescent. Proceed ahead and on the bend turn left into Windemere Gardens. Number 9 is located in the right hand corner.



TOTAL FLOOR AREA : 1699 sq.ft. (157.8 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)	A	83
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient – higher running costs		
England & Wales		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.