



Pound Hill, Alresford

At home in Hampshire


Hellards

18 Pound Hill

ALRESFORD, HAMPSHIRE SO24 9BW

Guide Price: £350,000

- Attractive Period Cottage (not Listed)
- Convenient Town Centre Location
- Moments from Shops and Facilities
- Original Character Features
- Low-Maintenance Courtyard Garden
- No Onward Chain

An attractive Georgian cottage, perfectly situated moments from the town centre's shops and facilities. This delightful period home retains its character features including original beams. To the rear of the cottage, a low-maintenance courtyard garden provides a peaceful haven. This is the perfect home for town centre living.

The front door opens to the living room, where there is a fireplace and window to the front. An opening leads through to the kitchen, which has a range of fitted units and worktops. A hatch in the floor opens to some steps down to the cellar, which runs under the living room.

Stairs from the kitchen lead up to the first floor, where there is a laundry/storage room. A door opens to a double bedroom, with a double built-in wardrobe and a window to the front. Off the landing is a shower room, with a corner shower cubicle, wash hand basin and wc.

Outside, the private courtyard garden provides a tranquil, low-maintenance retreat, ideal for enjoying a morning coffee or an evening unwind.

Offered for sale with the benefit of no onward chain, this cottage presents an ideal chance to own a piece of Alresford's heritage. Enjoy the vibrant atmosphere and convenience of being on the doorstep of local amenities.





Alresford is a picturesque Georgian town renowned for its array of independent shops, inviting restaurants, and charming inns, all set within the beautiful surroundings on the edge of the South Downs National Park. Local attractions include the Watercress steam railway, and the town provides excellent schools for infant, junior, and secondary education, fostering an active and inclusive community. The historic cathedral city of Winchester is approximately 7 miles away, offering easy access to the south coast, the Midlands, and London via comprehensive road networks. Mainline rail services to London are available from both Winchester and Alton, and Southampton Airport is conveniently located within about a thirty-minute drive.

SERVICES

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

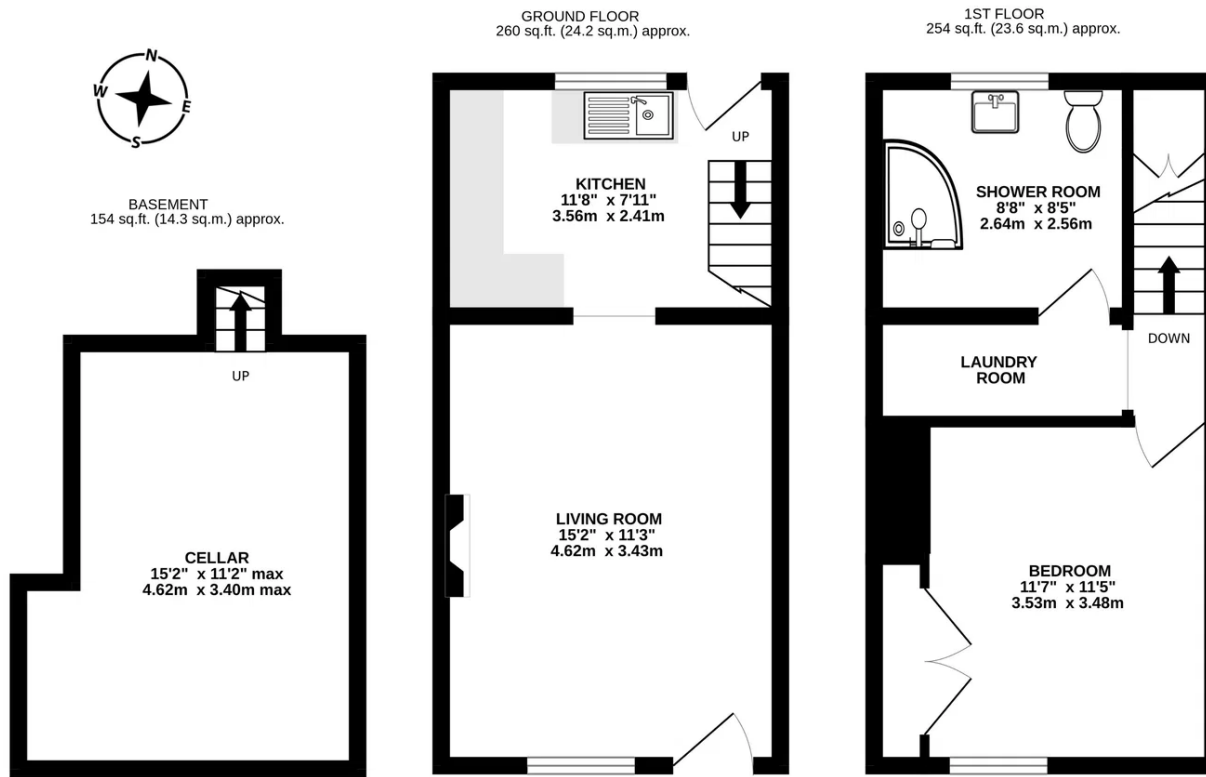
LOCAL AUTHORITY INFORMATION

Winchester City Council
Council Tax Band: C

DIRECTIONS

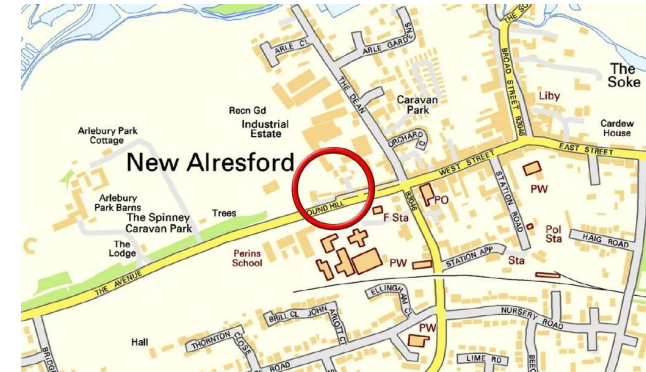
The property will be found in the centre of the town, almost opposite the fire station on Pound Hill.





TOTAL FLOOR AREA : 669 sq.ft. (62.1 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		
(81-91) B		86
(69-80) C		
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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.