



The Dean, Alresford

At home in Hampshire


Hellards

22 Valdean Park, The Dean

ALRESFORD, HAMPSHIRE, SO24 9AY

Guide Price: £335,000

- Brand New Quality Bungalow/Park Home
- Convenient Town Centre Location
- Two Bedrooms and Two Bath/Shower Rooms
- Open-Plan Kitchen/Dining/Sitting Room
- Parking Space and Courtyard Garden
- No Onward Chain

A brand new single storey home located in the centre of the popular market town of Alresford. Designed and built to a high specification, the property is more like a bungalow than a park home, with many features and extras designed to make life a little easier. The accommodation comprises an open-plan kitchen/sitting/dining room, main bedroom with en-suite, a second bedroom and bathroom. All the furniture on show is included within the price. There is driveway parking and a courtyard garden adjoining the home.

A few steps lead up to the front door, which opens to a hallway, with hooks for coats. The fitted kitchen features a smart range of units and drawers, with worktops above and integrated appliances, as well as a matching island unit. There is a seating area with space for a sofa and easy chair, as well as space for a dining table and chairs. The main bedroom has a built-in wardrobe and French doors to the courtyard garden, as well as an en-suite shower room with a white suite. There is a second, smaller bedroom, and a bathroom with a white suite.

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 mains gas, electricity, water and drainage are connected.

LOCAL AUTHORITY INFORMATION Winchester City Council Council Tax Band: A

GROUND RENT £216 is payable per month to cover ground rent, which includes maintenance of roads and communal areas as well as the supply of water.

DIRECTIONS

From the centre of Alresford head down West Street (in the direction of Winchester). Turn right into The Dean. Valdean Park will be found a little way along on the right hand side. We recommend parking on The Dean. Go into Valdean Park, walk straight ahead and continue up to the top. At the top, turn left, where No. 22 will be found on the right hand side.

what3words: ///inversely.famous.hamsters

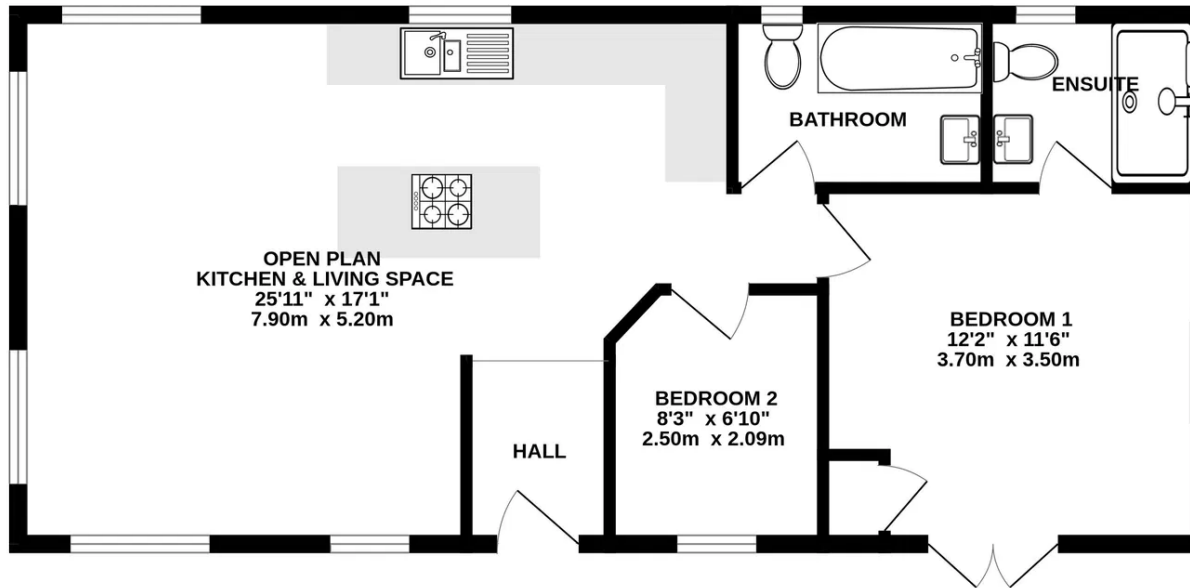
What one of the residents has to say:

"I have lived on Valdean Home Park for the past 8 years. I can honestly say it was the best decision I/we made to move here. Everyone is very friendly and we look out for each other, it is a very caring community. The perfect environment for a stress free and quiet life. The general 'feel' is that we are on a permanent holiday. We also arrange social events throughout the year. The owners (a family run business) also live on the Park which is wonderful, they are very approachable and friendly, and nothing is too much trouble. We can walk into Town for shopping or catch a bus into Winchester or Alton, and then connections to further afield."

Carrie Rooks

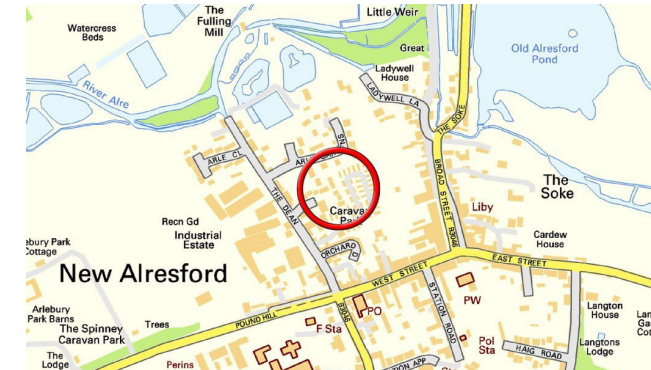
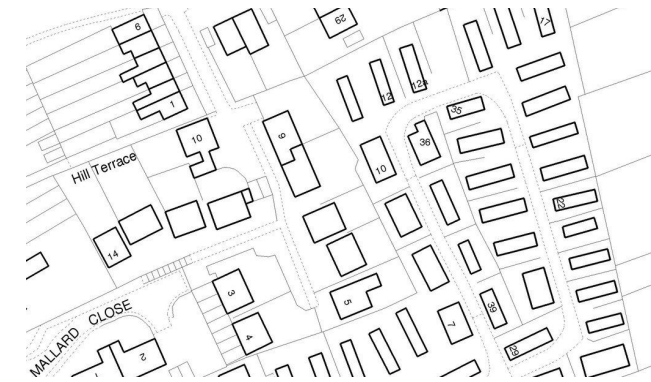


GROUND FLOOR
649 sq.ft. (60.3 sq.m.) approx.



TOTAL FLOOR AREA : 649 sq.ft. (60.3 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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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.