



At home in Alresford

24 Orchard Close

ALRESFORD, HAMPSHIRE, SO24 9PY

Asking Price £695,000

- Beautifully-Presented Family Home
- Generous amount of Living Space
- Modern Kitchen/Breakfast Room
- Spacious Sitting Room and Conservatory
- Four Bedrooms and two Bath/Shower Rooms
- Large Landscaped Garden

A beautifully presented detached house, situated in a quiet position at the top of a cul-de-sac. This sizeable property has a light and airy feel, with plenty of living space, making it an ideal home for a modern family. There is driveway parking for two cars, a double garage and an attractive and secluded rear garden. The property is offered with the benefit of having no onward chain.

The property is approached from the driveway, with the front door opening to a welcoming entrance hall, which has wooden flooring, a cloakroom and stairs up to the first floor. The heart of the home is the kitchen/breakfast room, which includes a range cooker with an extractor hood above, as well as an integral washing machine and dishwasher. The dining room has stylish wooden flooring. The sitting room features a gas coal-effect fireplace, and sliding doors open to the centrally heated conservatory, from where doors open to the garden.

On the first floor landing, there is access to the loft, and an airing cupboard housing the hot water cylinder.

The principle bedroom enjoys southerly views towards the golf course, and has built-in wardrobes and an en-suite shower room. Bedroom two is at the front of the house, and also has built-in wardrobes, as does the third bedroom, which looks over the garden. The fourth bedroom and bathroom are located at the rear of the house.





Outside, there is a tarmac driveway for two cars, and a double garage, with up-and-over doors, and a personal door into the kitchen. A gate to the side of the house leads through to the attractive rear garden, which benefits from being secluded, and has a lawn, paved seating area adjoining the rear of the house, and a retaining wall, with an upper garden featuring a wonderful assortment of shrubs.

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 all mains services are connected

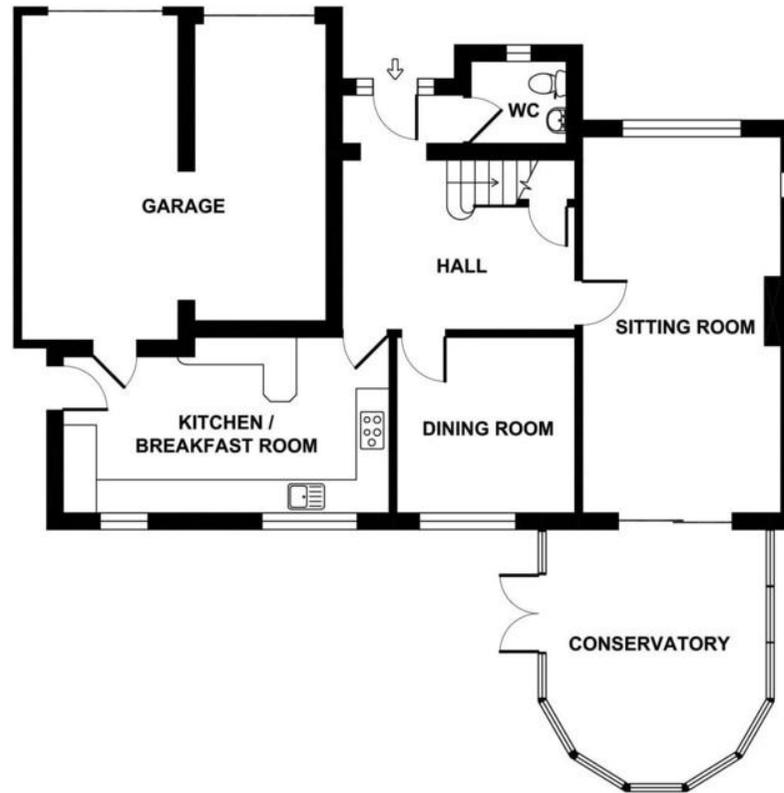
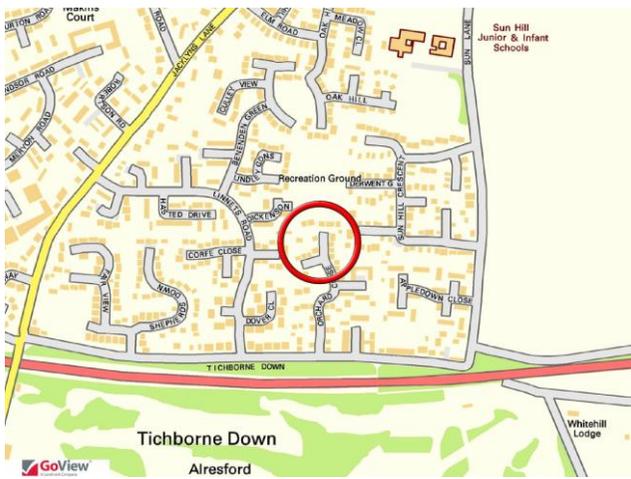
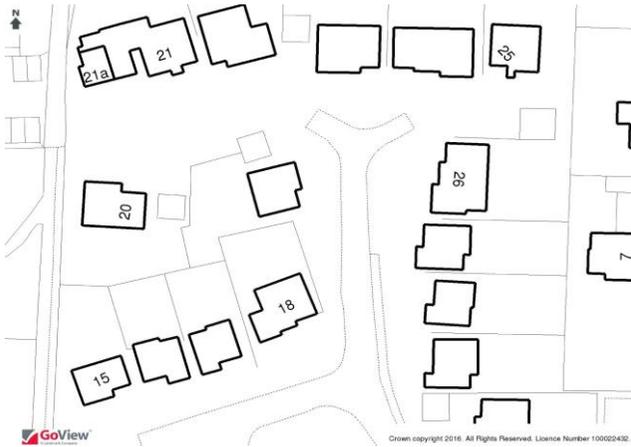
LOCAL AUTHORITY INFORMATION

Winchester City Council
Council Tax Band: F

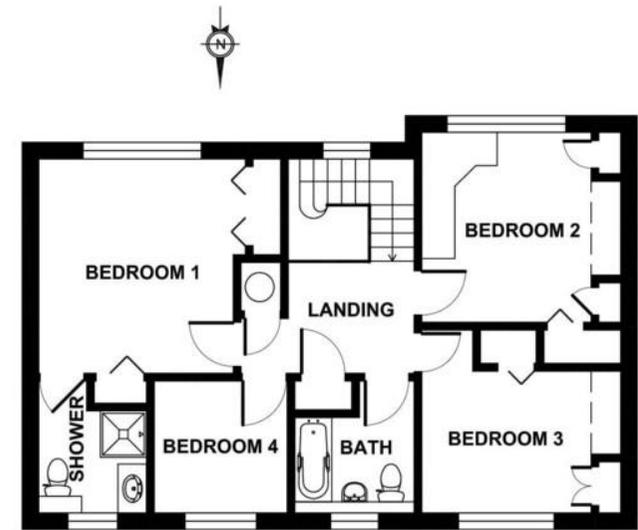
DIRECTIONS

From our offices in Broad Street, proceed along East Street in the direction of Bishops Sutton, and take the first right into Sun Hill Lane. Continue along this road, going up and down the hill, and follow it around the right hand bend into Tichborne Down. Orchard Close is the second turning on the right, and number 24 will be found at the top of the close on the right.





**GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 91 SQ M**



**FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 64 SQ M**

APPROX. GROSS INTERNAL FLOOR AREA 1668 SQ FT / 155 SQ M (EXCLUDING GARAGE)

FLOOR PLAN FOR IDENTIFICATION PURPOSES ONLY - NOT TO SCALE

Energy Efficiency Rating	
Current	Potential
	75
61	

Environmental Impact (CO ₂) Rating	
Current	Potential
	68
53	

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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.