

  
Hellards



*At home in Alresford*

# 2 New Farm Road

ALRESFORD, HAMPSHIRE, SO24 9QS

## Asking Price £350,000

- Character Victorian Cottage
- Well-Presented Throughout
- Pretty Cottage Garden to the Rear
- Two Double Bedrooms and Upstairs Bathroom
- Sitting Room and Dining Room
- Fitted Kitchen, Utility and Cloakroom

A delightful Victorian house in a terrace of just four cottages. It is presented in excellent order throughout and retains much of its original character and is ideal for anyone looking for period charm. The cottage is currently available fully furnished although there is an option for the furniture to be removed if required.

Downstairs there is a welcoming sitting room with bay window and alcove cupboards and is open plan to the dining room with stairs to the first floor. The kitchen, to the rear of the property leads to a utility room and cloakroom and there is a bright garden room with door to the garden. Upstairs there are two double bedrooms, both with built-in storage and a bathroom with the benefit of a separate shower and bath.

Outside there is a pretty cottage garden with paved seating area. There is street parking to the front of the property.





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. Highlights in the calendar include the annual Watercress Festival in May and the Agricultural Show in September. 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 main services are connected.

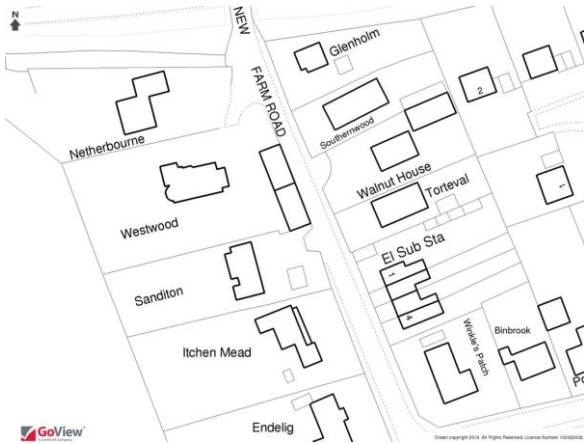
### LOCAL AUTHORITY INFORMATION

Winchester City Council  
Council Tax Band C

### DIRECTIONS

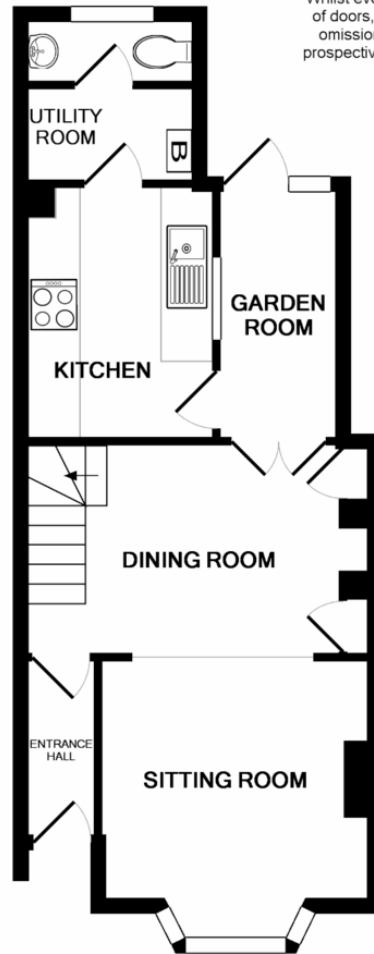
From our office in Broad Street in the centre of Alresford, proceed down West Street to the bottom of the hill and continue ahead going up into Pound Hill, which then becomes The Avenue. Take the second turning on the left into New Farm Road going past several properties and over the old railway bridge, where No. 2 will be found on the left hand side.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	49	59
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

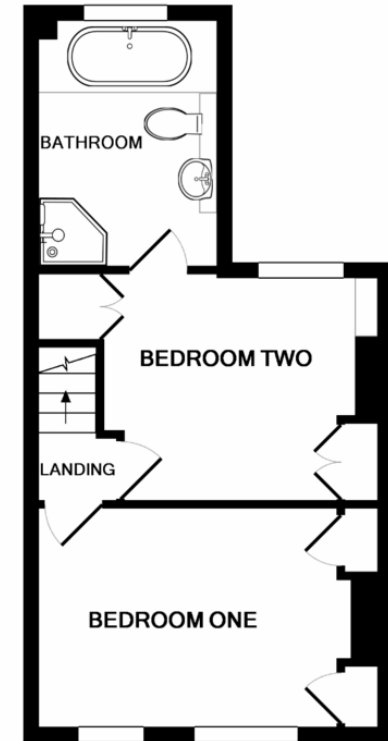
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GROUND FLOOR  
APPROX. FLOOR  
AREA 400 SQ.FT.  
(37.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 705 SQ.FT. (65.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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1ST FLOOR  
APPROX. FLOOR  
AREA 305 SQ.FT.  
(28.3 SQ.M.)

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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.

  
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