



At home in Alresford

Thistledown, Appledown Lane

ALRESFORD, HAMPSHIRE, SO24 9PB

Asking Price £1,250,000

- Substantial Four Bedroom Bungalow
- Tucked away in a Secluded Location
- Overall Plot Size of 4.1 Acres
- Stabling and Extensive Paddocks
- South-Facing Garden
- Good Parking and Garaging

A substantial 4 bedroom bungalow sitting on a wonderful plot of over 4 acres with paddocks and stables, making this an ideal property for someone who has horses or ponies. The property is tucked away in a secluded, semi-rural location, and is only a five minute drive away from Alresford town centre.

The property is approached from Appledown Lane, with a 5-bar gate opening to a driveway, which leads up to the bungalow, stables and double garage. The bungalow enjoys a private and secluded position on the plot, with the main living accommodation looking south onto the garden. The accommodation measures over 2,100 square feet and comprises an entrance hall, large sitting room, dining room, kitchen/breakfast room, utility room, two conservatories, four bedrooms, two of which have ensuites, and a family bathroom.

Outside, there is an attractive lawned garden with a paved seating terrace and pond. The garden faces south and is surrounded by post and rail fencing, with a wonderful outlook over the paddocks and fields beyond.





The stabling measures over 700 square feet with an area of hardstanding. There are several paddocks, which are surrounded by post and rail fencing.

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

Mains water and electricity connected. LPG heating and private drainage.

LOCAL AUTHORITY INFORMATION

Winchester City Council
Council Tax Band: G

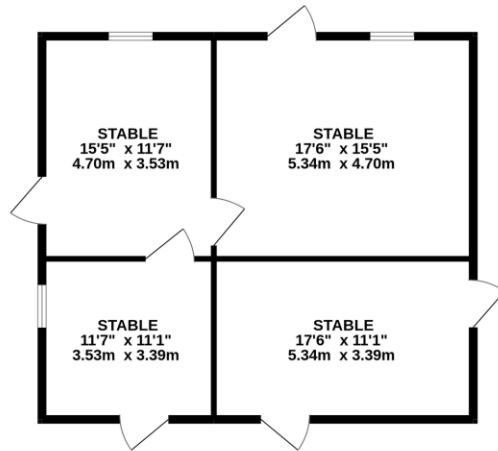
DIRECTIONS

From our office in the centre of the town proceed along East Street and take the first turning on the right into Sun Lane. Follow Sun Lane along going up the hill and down the other side. Turn left into Whitehill Lane and after 400m, turn right into Appledown Lane, going under the bridge and turning right. Thistledown will be found on the left hand side.

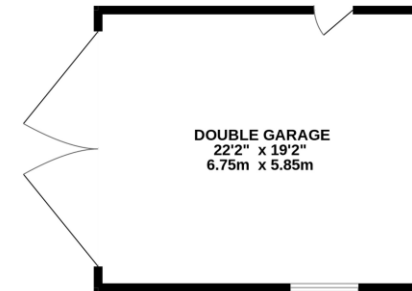




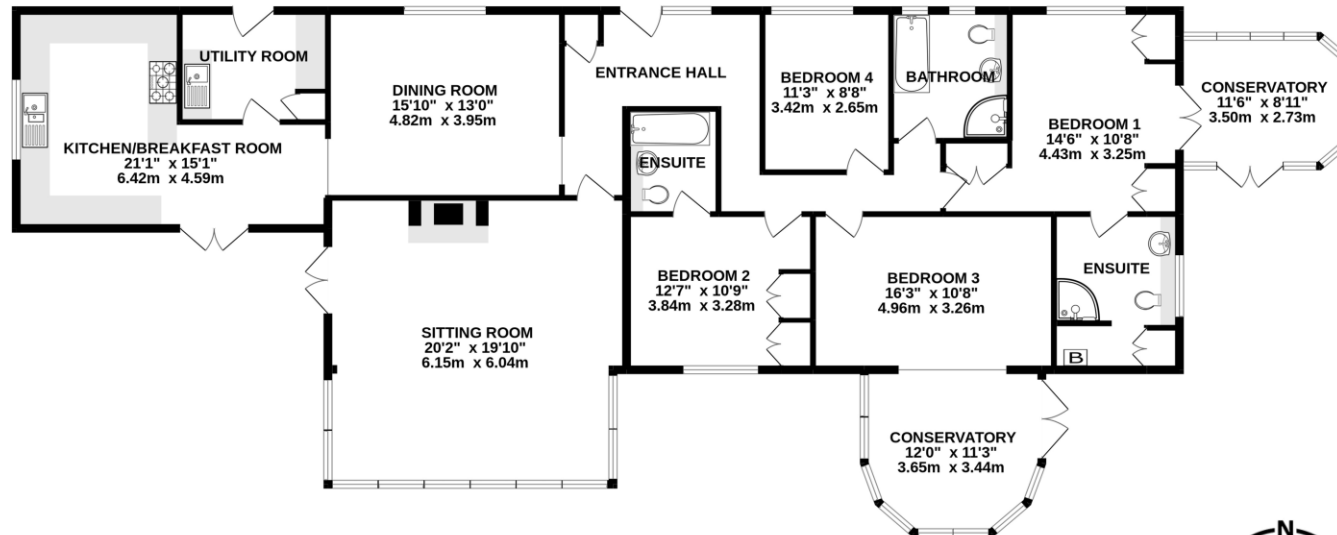
STABLES
772 sq.ft. (71.7 sq.m.) approx.



GARAGE
425 sq.ft. (39.5 sq.m.) approx.



BUNGALOW
2113 sq.ft. (196.3 sq.m.) approx.

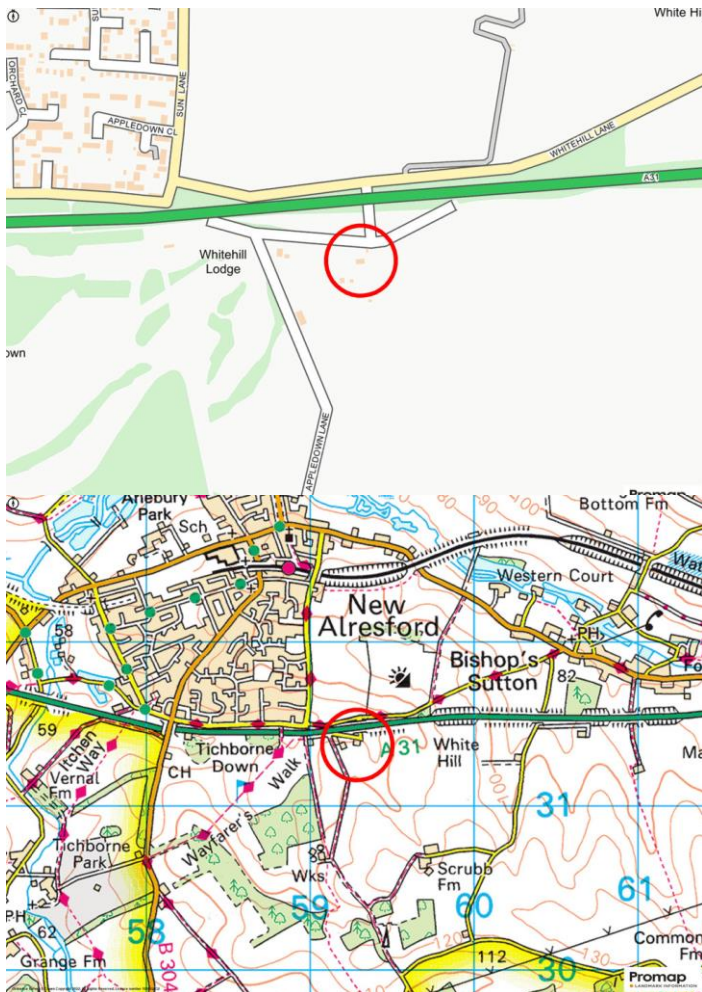


TOTAL FLOOR AREA : 3310 sq.ft. (307.5 sq.m.) approx.

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.

Made with Metropix ©2022





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	44	62
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

WWW.EPC4U.COM

No. 11 Broad Street, Alresford, Hampshire, SO24 9AR

01962 736333

sales@hellards.co.uk | 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.


Hellards