



The Brook, Old Alresford

At home in Hampshire


Hellards

3 The Brook

OLD ALRESFORD, HAMPSHIRE SO24 9DQ

Guide Price £545,000

- Spacious Three Bedroom Home
- Extended to Offer Superb Kitchen/Dining/Family Room
- Large Sitting Room with Log Burner
- Refitted Family Bathroom
- Good Sized Sunny Gardens Front and Rear
- Desirable Old Alresford Location
- Village Green & Playground 1 min walk
- Walk into Alresford Town Centre

Situated in the highly desirable village of Old Alresford, a deceptively spacious three bedroom semi-detached home. Extended to offer fantastic family-friendly space throughout, the property is beautifully presented throughout.

The porch leads into the large, sunny sitting room with double doors to the front garden and fireplace with log burner. The kitchen has been extended and is now a fantastic open plan space with plenty of storage and sitting/dining area with double doors to the rear garden. There is also a rear lobby, with side access and a downstairs loo and understairs storage.

Upstairs, the main bedroom has ample fitted storage, and there are two further double bedrooms, as well as a four piece family bathroom.

Outside, the rear garden is laid to lawn with a raised decked area to the back. The front garden is a lovely size, with a decked seating area outside the sitting room and is laid to lawn with hedging and fencing. The driveway has parking for two vehicles.





Old Alresford, with a village green and village hall at its centre, lies at the southern end of the Candover Valley in the middle of farming communities and the famous watercress beds. There is a wide variety of walks and cycle rides from the doorstep. Old Alresford has a strong village community, with its church, dramatic society, summer fayre, bonfire celebrations, cricket club and village events. The town of New Alresford lies within a mile to the south, 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, churches and an active community. The cathedral city of Winchester is just a few miles away and there is easy access to the south coast, the Midlands and London via the road network. There is mainline rail access to London from Winchester or Basingstoke.

SERVICES

Mains electricity and water. Oil fired central heating. Private drainage provided for properties in the road, and managed by Winchester City Council.

LOCAL AUTHORITY

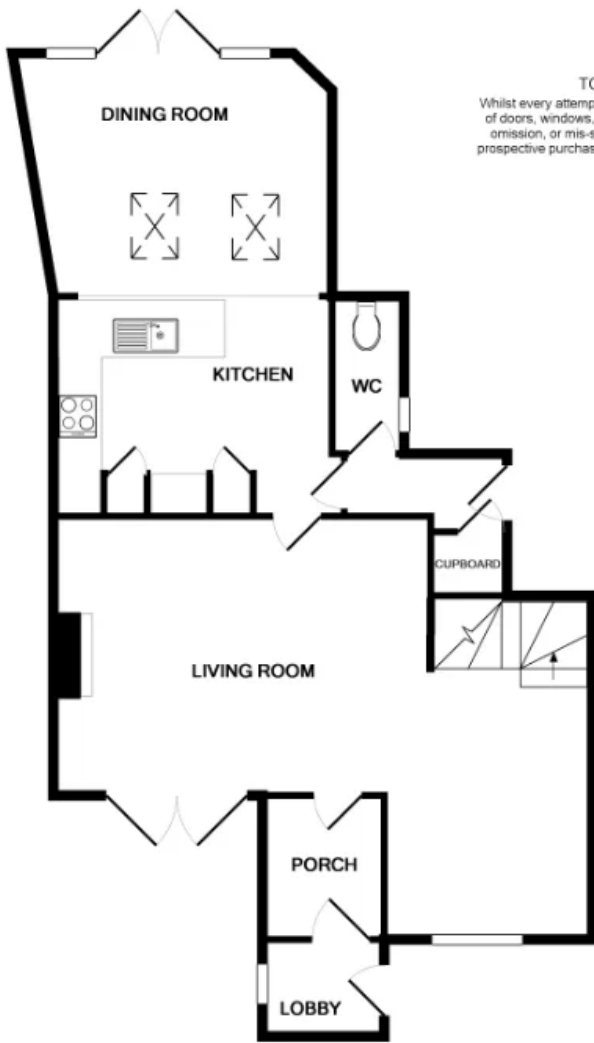
Winchester City Council
Council Tax Band D

DIRECTIONS

From our offices in Broad Street, head North on the B3046. After 0.8 miles, turn left down the side of The Green, and left again onto The Brook. Number 3 is on your right.

What3words: ///builds.bullion.wanted



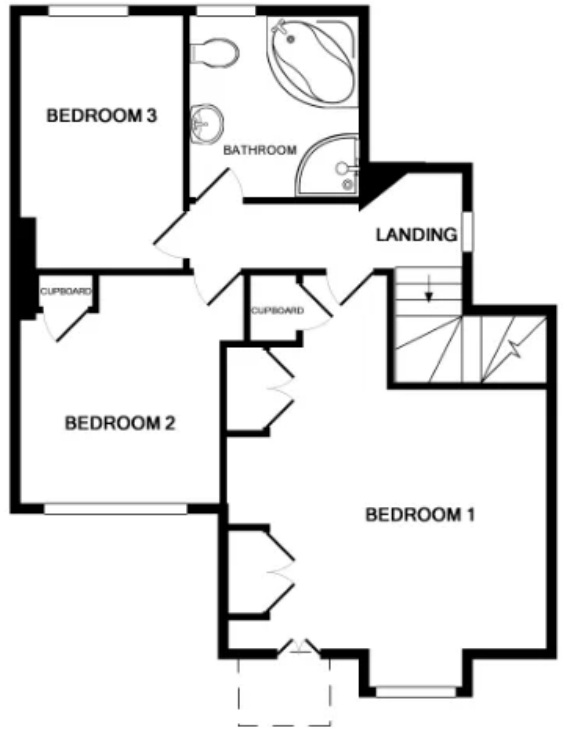


GROUND FLOOR
APPROX. FLOOR
AREA 761 SQ.FT.
(70.7 SQ.M.)

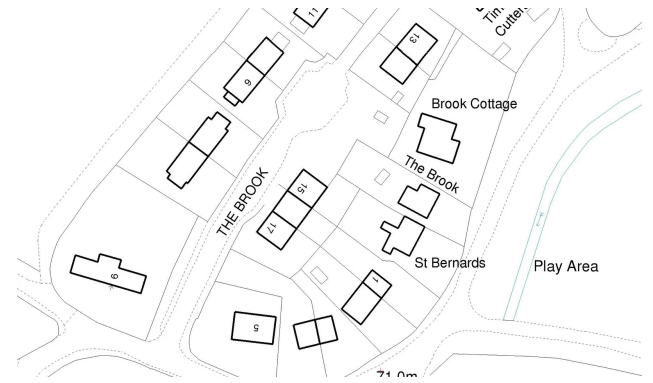
TOTAL APPROX. FLOOR AREA 1348 SQ.FT. (125.2 SQ.M.)

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 587 SQ.FT.
(54.5 SQ.M.)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	64	
(39-54) E		
(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.