

  
Hellards



*At home in Alresford*

# 11 Hawthorn Close,

ALRESFORD, HAMPSHIRE, SO24 9LE

## Guide Price £499,950

- Popular Road close to the Town Centre
- Stunning Loft Conversion
- Extended on the Ground Floor
- Three Bedrooms and Two Bath/Shower Rooms
- Fitted Kitchen and Utility Room
- Pretty Garden and Conservatory
- Parking and Garage

A very well-presented bungalow located in Hawthorn Close, a popular road within easy walking distance of the town centre.

The property has been extended on the ground floor to create a utility room and conservatory to the rear of the property. Upstairs, a sizeable bedroom and en-suite have been created in the loft, which was converted a few years ago. There are pretty and well-tended gardens to the front and rear, a garage and driveway parking.

The property is entered via a porch, which leads into the entrance hall. Off the hall, doors open to the spacious living room, which has a window to the front and a feature fireplace. There are two double bedrooms and a bathroom, with a white suite. The kitchen has a range of fitted storage units with wooden doors, and work surfaces above, as well as a selection of integrated appliances. A door from the kitchen leads to the conservatory with direct access to the garden, and a utility room that has been built behind the garage.





Upstairs, there is a stunning loft conversion which has a landing with storage, a double bedroom, with a Velux window, and a modern shower room.

Outside, there is driveway parking to the front and a small front garden. The driveway leads to the garage, which has a door to the utility room. There is a very pretty garden to the rear, which has a lawn, a paved seating area and an area of decking, with a hedge to the side and rear.

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 all main services are connected.

### **LOCAL AUTHORITY INFORMATION**

Winchester City Council  
Council Tax Band: D

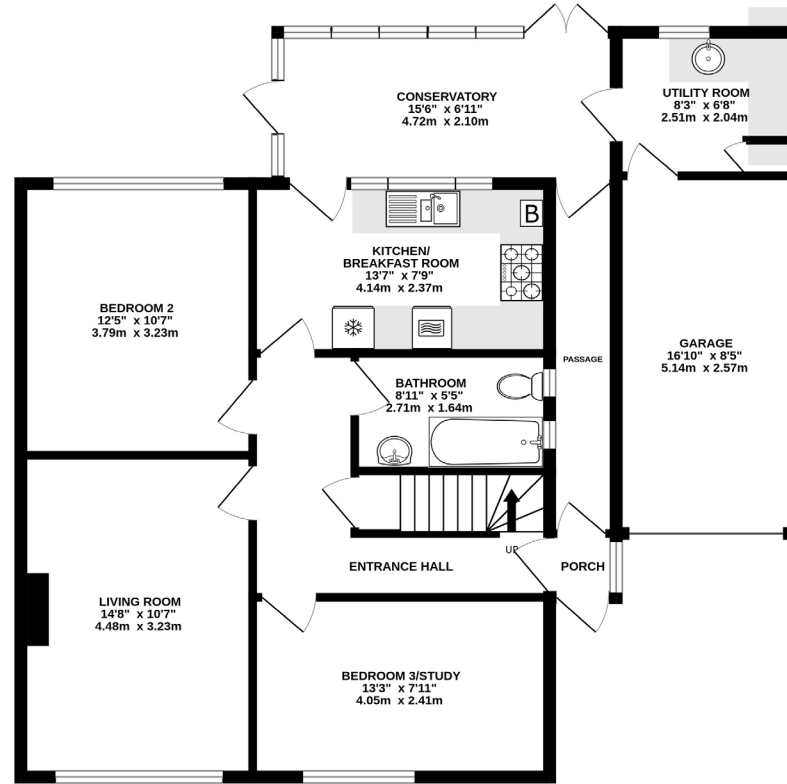
### **DIRECTIONS**

From the centre of the town head down West Street (in the direction of Winchester). At the bottom of West Street turn left into Jacklyns Lane. Proceed along going under the bridge, then up the hill and at the brow of the hill turn left into Elm Road. At the T junction turn left into Oak Hill. Hawthorn Close will be found on the left hand side and No. 11 is the second property on the right.

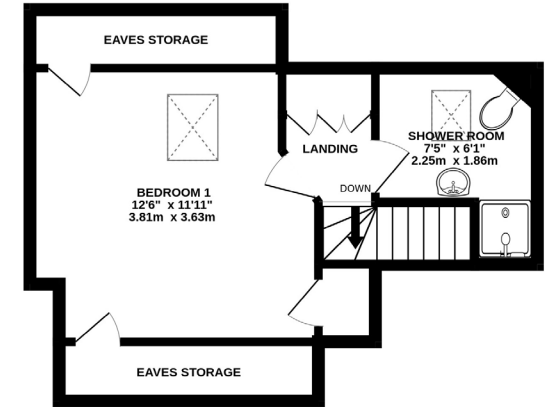




**GROUND FLOOR**  
1006 sq.ft. (93.5 sq.m.) approx.



**1ST FLOOR**  
322 sq.ft. (29.9 sq.m.) approx.



**TOTAL FLOOR AREA : 1328 sq.ft. (123.4 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.

