



*At home in Alresford*



# Rosemoor, The Dean

ALRESFORD, HAMPSHIRE, SO24 9BH

## Guide Price £475,000

- Charming 2 bedroom cottage
- Walking distance to Alresford town centre
- Ample off street parking
- Sought after location close to riverside walks
- Enclosed rear garden
- Single garage

This charming two bedroom cottage was modernised throughout and a ground floor extension added in 2015. Rosemoor is located in a sought after location close to Alresford town centre and with idyllic riverside walks on your doorstep. The property is set back from the road and approached via a private driveway and small front garden.

There is a convenient storm porch that leads into the entrance hall with stairs to the first floor accommodation ahead and a doorway to your right taking you through to the living room. From the living room there is a doorway taking you into the light and spacious open plan kitchen/diner with a lovely range of wall and base units, solid wood worktops and built-in appliances. There is also a stylish family bathroom off of the kitchen and double doors opening onto the enclosed patio with raised decking area, perfect for al-fresco dining.







On the first floor, there are two bedrooms and a study, which has potential to be converted back into a bathroom, as per its original usage. The sizable driveway allows for ample space to park multiple cars, with the additional benefit of a single garage.

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 mains gas, electricity, water and drainage are connected

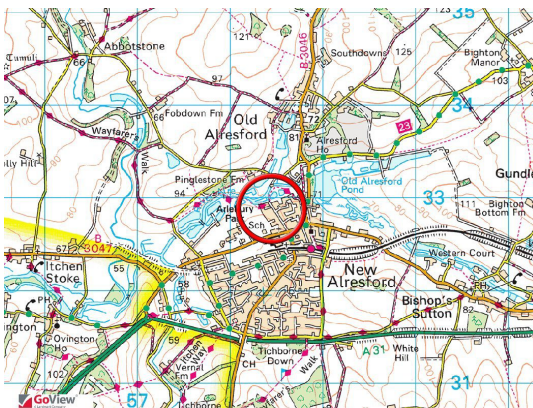
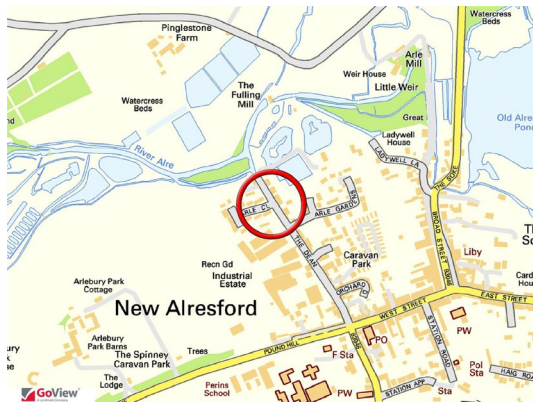
### **LOCAL AUTHORITY INFORMATION**

Winchester City Council  
Council Tax Band: B

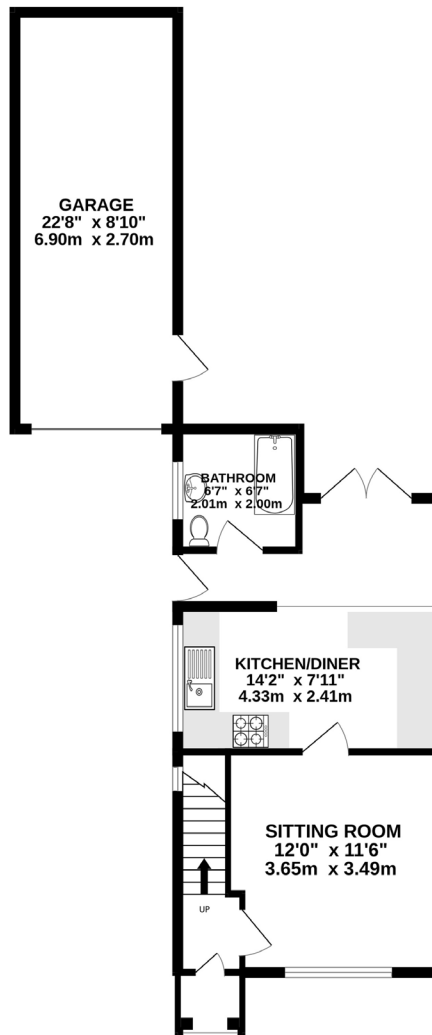
### **DIRECTIONS**

From our office in the centre of the town, proceed down West Street in the direction of Winchester. At the cross roads at the bottom of West Street turn right into The Dean. Rosemoor will be found some way along on the left hand side.

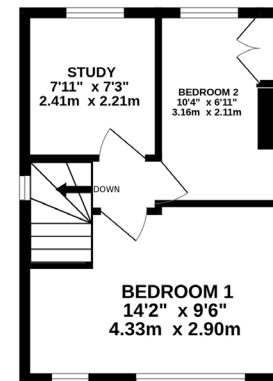




GROUND FLOOR  
601 sq.ft. (55.9 sq.m.) approx.



1ST FLOOR  
278 sq.ft. (25.8 sq.m.) approx.



TOTAL FLOOR AREA : 879 sq.ft. (81.7 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>	60	
(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	

No. 11 Broad Street, Alresford, Hampshire, SO24 9AR  
**01962 736333**  
[sales@hellards.co.uk](mailto:sales@hellards.co.uk) | [hellards.co.uk](http://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.

