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*At home in Alresford*

# 2 Pear Tree Close, South Road

ALRESFORD, HAMPSHIRE, SO24 9FR

## Guide Price £845,000

- Extremely Well Presented 4 Bedroom Detached Home
- High End Finish Throughout
- 3 Bathrooms
- Driveway Parking with Integral Garage
- Enclosed Rear Garden
- Walking Distance from Alresford Town Centre
- No Onward Chain

Situated within a quiet residential area, to the west of Alresford town centre, Pear Tree Close is a select development of four detached premium homes. These wonderful properties are accessed from their own private driveway with each house enjoying a west-facing garden and ample parking in addition to an integral garage. The internal room layouts provide spacious and versatile accommodation and the finishes are of the very highest quality, including under-floor heating, hard wood floors on the ground floor and premium brands in the kitchen and bathrooms. Once inside the property you are greeted by an entrance hall with a convenient cloakroom to your left and to your right a doorway giving access to the integral garage, the versatile fourth bedroom, complete with ensuite shower room, is slightly further down the hall, before reaching the stylish open plan kitchen diner, complete with high-end integrated appliances. Just off the kitchen there is a sitting room with bi-fold doors opening onto the garden.





The first floor accommodation is equally impressive with a landing giving access to the three further bedrooms. The generous principle bedroom benefits from having an ensuite shower room as well as built in wardrobes and useful eaves storage. Bedroom two is another spacious double bedroom whilst bedroom three is slightly smaller and currently used as a home office. There is also a family bathroom on this floor.

Outside to the rear of the property there is a very well presented enclosed garden with a patio area, lawn and flower filled borders. The garden also benefits from a decked area with a delightful summer house giving you shade from the summer sun. To the front of the property there is a private driveway with an up and over door to access the 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 water, gas, electricity and mains drainage are all connected.

### **LOCAL AUTHORITY INFORMATION**

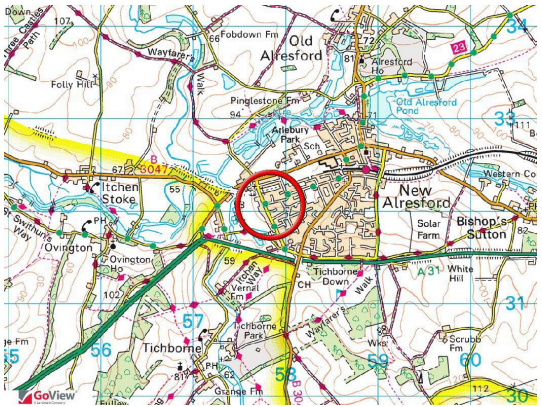
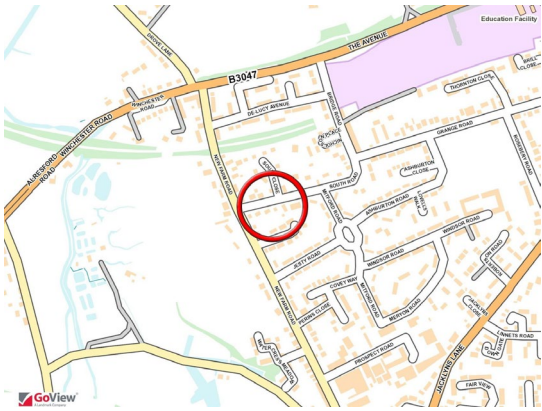
Winchester City Council  
Council Tax Band: F

### **DIRECTIONS**

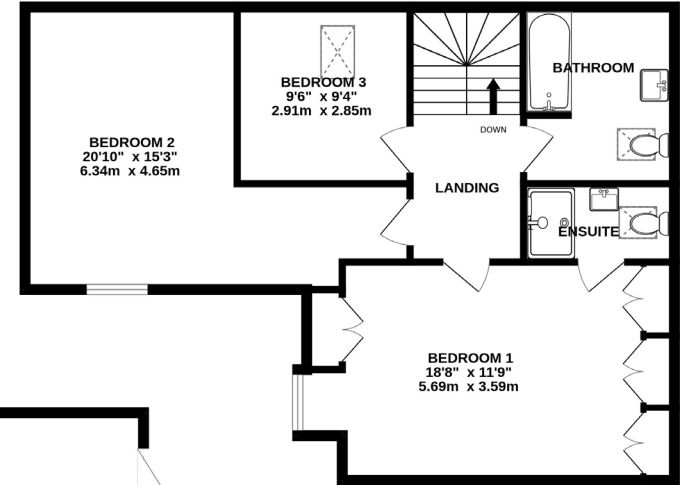
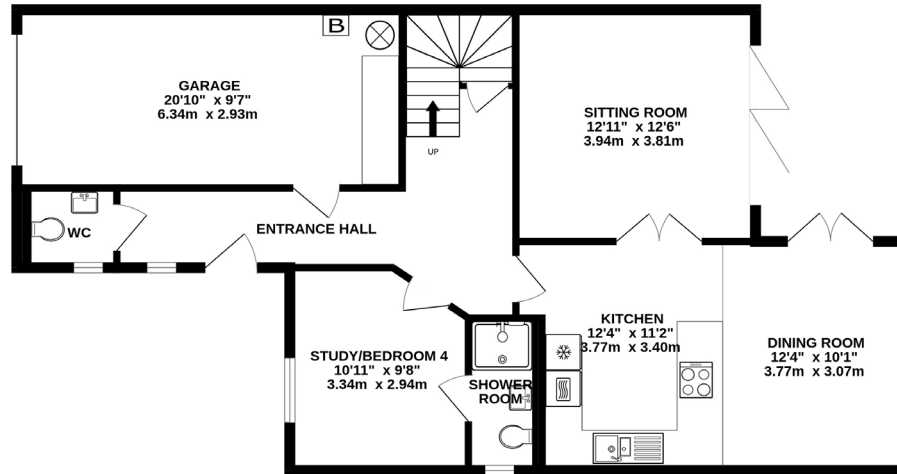
From the centre of Alresford, proceed down West Street to the bottom of the hill and continue ahead going up into Pound Hill, which then becomes The Avenue. Take the second turning on the left into New Farm Road going over the old railway bridge. After 250 meters, turn left into South Road. Pear Tree Close will be found on the right hand side.

[what3words/////wager.happy.ties](http://what3words/////wager.happy.ties)





GROUND FLOOR  
928 sq.ft. (86.2 sq.m.) approx.



1ST FLOOR  
734 sq.ft. (68.2 sq.m.) approx.

TOTAL FLOOR AREA : 1662 sq.ft. (154.4 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>	90	91
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(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.

