



At home in Orington

Amber House, Ovington

ALRESFORD, HAMPSHIRE, SO24 ORE

Offers in the Region of £1,250,000

- Individual Modern House Built in 1980
- 3-4 Bedrooms and 3 Bath/Shower Rooms
- 3 Reception Rooms and Kitchen/Dining Room
- Self-Contained Annexe/Office Building
- Double Garage and Driveway Parking
- No Onward Chain

An individual, modern house sitting on a secluded plot in this tranquil village, within the beautiful Itchen Valley. The property is located just a short walk from The Bush Inn and stunning riverside walks to Itchen Stoke, Avington and Easton, with Winchester being a 15 minute drive away. Ovington is a highly sought-after village, with homes rarely changing hands. Amber House is being sold with the benefit of no onward chain.

The house was built to a high standard in 1980, and offers plenty of versatile accommodation, including a self-contained annexe/office in the front garden, and a useful double garage. The property is approached from the driveway, with the front door opening to a lobby and on into the entrance hall, from where stairs go up to the first floor. To the left is the kitchen, with a range of units, drawers, worktops AGA and a back up cooker with gas hob and electric oven. There is also space for a dining table. The room is open-plan to the sitting room, from where French doors open to the garden. Off the kitchen, is a utility room with doors leading to the back and pantry/boiler room. There is a further good-size reception room, with Jetmaster stove and with French doors to the garden. In addition, there is a ground floor double bedroom with a shower/cloakroom, with Jack & Jill door to the hall which can create privacy.





Upstairs, the principal bedroom has views over the rear garden, with built-in wardrobes and an ensuite shower room. The second bedroom is also a double room with built-in wardrobes. There is a single bedroom and a family bathroom off the landing. The upstairs drawing room, also with a Jetmaster fire, makes the most of the light and views from the first floor, and doubles as a study/family room.

The annexe building is independent of the main house, and is currently used as a studio, but could easily be converted into living accommodation, as it contains a shower room, kitchenette, utility and bed/sitting room.

There is a double garage and good driveway parking with an entrance gate, with a path to the side of the house leading to the attractive south facing rear garden, where a sizeable terrace adjoins the fenced rear of the house. There are lawn, flower and shrub borders with an oak pergola seating area. The garden can be easily enclosed with the addition of a side gate for further security.

Ovington is a peaceful village with little traffic, with the local pub being the main draw for visitors, as well as the beautiful walk along the River Itchen from the pub. Ovington is located just a couple of miles from Alresford, and about 6 miles from Winchester. There are regular bus services running between Winchester and Alresford, both of which cater for shopping, schooling and recreational facilities. It is within easy access to the Hospitals in Winchester, Basingstoke and Southampton. Main line services are also available from Winchester, Micheldever Station and Basingstoke.



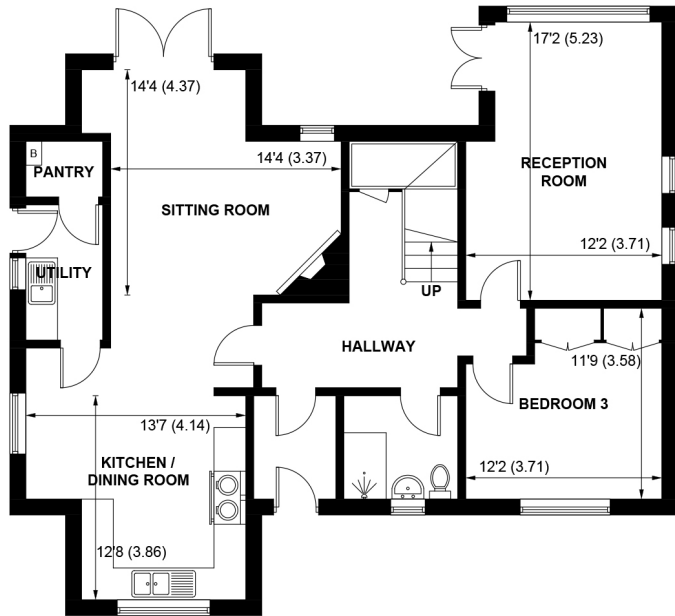
SERVICES

Mains electricity, Oil Heating (including Annexe), Private drainage. Supply of gas from 2 propane tanks for De Deitrich cooker gas hob.

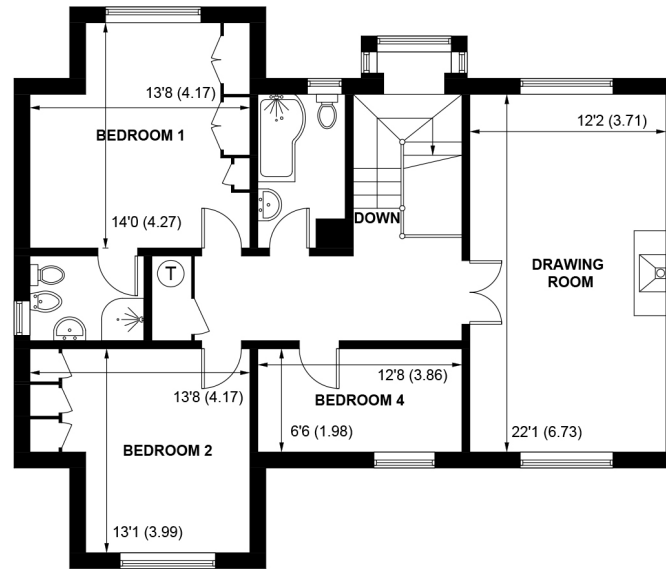
LOCAL AUTHORITY INFORMATION

Winchester City Council
Council Tax Band: G

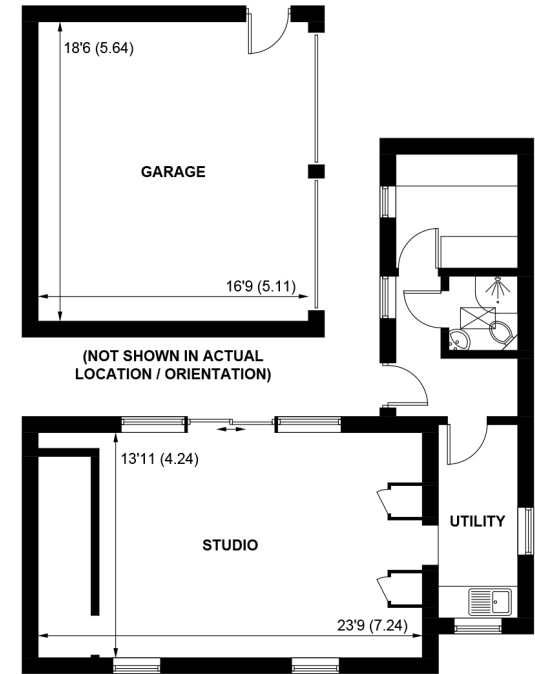




GROUND FLOOR



FIRST FLOOR



ANNEXE

(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)

APPROXIMATE GROSS INTERNAL AREA = 2045 SQ FT / 190.0 SQ M

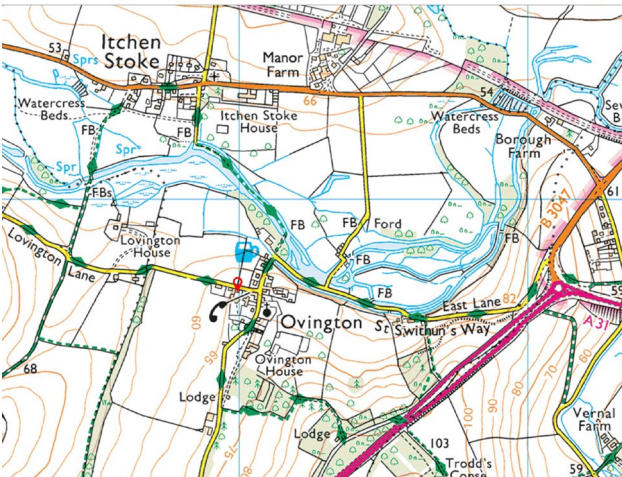
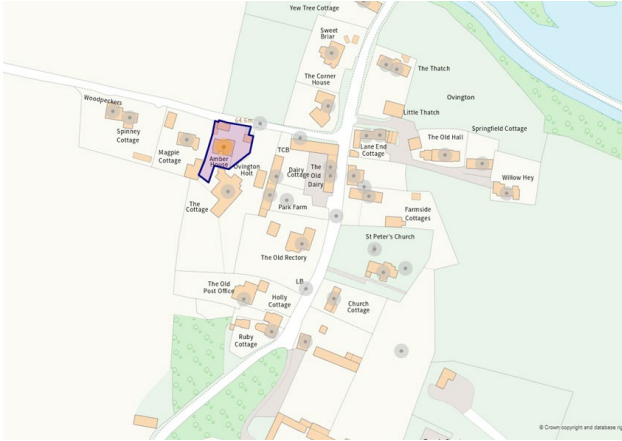
ANNEXE = 534 SQ FT / 49.6 SQ M

GARAGE = 311 SQ FT / 28.9 SQ M

TOTAL = 2890 SQ FT / 268.5 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2024 ©

Produced for Hellards



DIRECTIONS

From the centre of Alresford, proceed west out of the town in the direction of Winchester. Just before the roundabout with the A31, turn right onto a small lane signposted Ovington and The Bush Inn. Follow this lane for over half a mile, turning left at The Bush Inn. After a short distance, turn right (opposite Lane End Cottage) into Lovington Lane. Amber House is the 2nd house on the left hand side.

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.

