



*At home in Alresford*

# 48 Orchard Close,

ALRESFORD, HAMPSHIRE, SO24 9PY

## Offers in the Region of £475,000

- Extended family house in quiet cul-de-sac
- Four bedrooms
- Modern fitted kitchen and two reception rooms
- Purpose-built office pod in the garden
- Good condition throughout
- Enclosed rear garden

A well-presented, four bedroom semi-detached house, situated in a quiet position in the corner of a popular cul-de-sac. The property has been extended to the rear and is an ideal home for a growing family. It has a welcoming entrance hall, two reception rooms, three double bedrooms, a single bedroom and family bathroom. There is allocated parking, a large front lawn, enclosed rear garden and purpose built office.

The house is approached from a paved pathway that runs alongside the front lawn leading to the front door. Once inside there is an entrance hall with wood-effect flooring and, to your right, there is a cloakroom and stairs to the first floor. To your left, a door leads into the spacious sitting room complete with bay window overlooking the front lawn. From here there are double doors opening into the generous open-plan kitchen/diner, with plenty of space for a family sized table and nice views over the south-facing rear garden. The recently installed shaker-style kitchen includes a range of fitted storage cupboards and drawers, with worktops, a built-in eye-level double oven, an induction hob with extractor hood above, and dishwasher.





The first floor accommodation consists of three bedrooms, two of which are doubles, and a single bedroom, currently being used as a study. The principal bedroom enjoys south-facing views towards the golf course and Tichborne, whilst the second bedroom overlooks the front garden. There is a family bathroom with overhead shower and an airing cupboard. From the first floor landing there is a staircase leading up to the attic bedroom, with two Velux windows and eaves storage.

Outside, the property enjoys a sizable plot with a front garden that is laid to lawn and an enclosed rear garden. The rear garden is mainly laid to lawn with a covered patio with plenty of room for outside furniture, and perfect for alfresco dining. There is a purpose-built office pod, a useful garden shed and bin store.

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. Highlights in the calendar include the annual Watercress Festival in May and the Agricultural Show in September. 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.

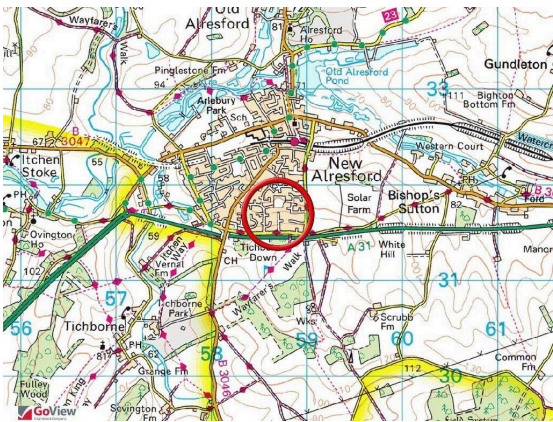


### **SERVICES**

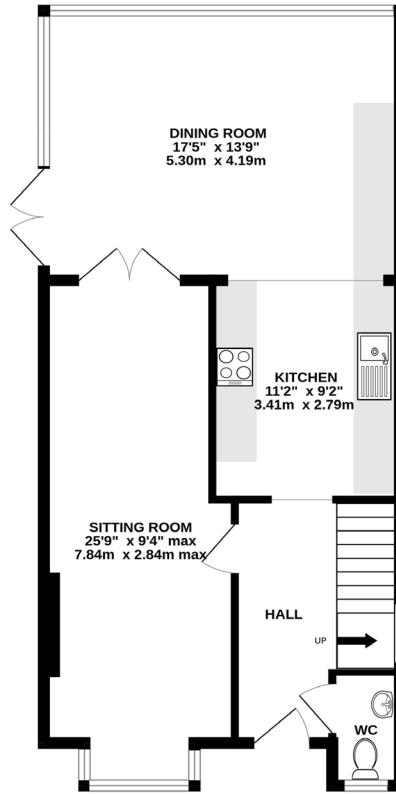
We understand that mains gas, electricity, water and drainage are connected.

### **LOCAL AUTHORITY INFORMATION**

Winchester City Council  
Council Tax Band: D



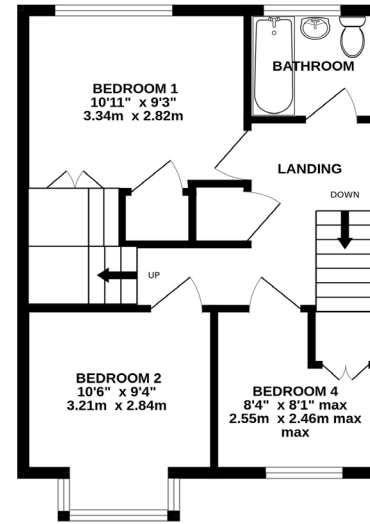
GROUND FLOOR  
665 sq.ft. (61.8 sq.m.) approx.



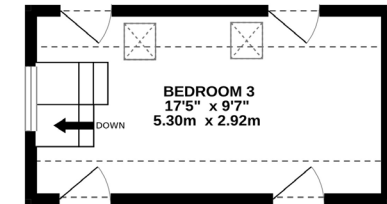
TOTAL FLOOR AREA : 1253 sq.ft. (116.4 sq.m.) approx.

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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1ST FLOOR  
421 sq.ft. (39.1 sq.m.) approx.



2ND FLOOR  
167 sq.ft. (15.5 sq.m.) approx.



### 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>	73	
(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	

### DIRECTIONS

From our offices in Broad Street, proceed along East Street and take the first right into Sun Hill Lane. Continue along this road, up and then down the hill. At the far end, follow the road around to the right into Tichborne Down. Orchard Close is the second turning on the right. Follow the road round to the right and take the right hand turning opposite the green, No. 48 will be found in the right hand corner.

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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.

