



At home in Alresford

7 Maple Close,

ALRESFORD, HAMPSHIRE, SO24 9JF

Guide Price £515,000

- Two Bedroom Link-Detached Bungalow
- Secluded Cul-de-Sac Location
- Nearby Bus Routes to the Town and Winchester
- Conservatory and Wrap-around Garden
- Driveway Parking, Garage and Car Port
- No Onward Chain

A light and airy, detached bungalow located in a quiet cul-de-sac, close to the bus routes on Jacklyns Lane. The property is well-presented and maintained, and is set on a corner plot, with a spacious conservatory, secluded garden, driveway parking, garage and car port. The property is offered for sale with the benefit of no onward chain.

The bungalow is approached via a ramp to the front door, or alternatively via steps. The front door opens to a welcoming entrance lobby, with double doors opening to the dining room, which was formally the second bedroom - it could easily be converted back into a bedroom, should a buyer wish. Double doors open from the dining room into the spacious sitting room, which has sliding doors to the garden. A further door leads to the sizeable conservatory, which opens onto the garden.

The main bedroom features twin built-in wardrobes, an ensuite cloakroom, and a picture window overlooking the garden. Off the hall is a shower room, a separate cloakroom, linen cupboard, and airing cupboard housing the hot water cylinder.





Outside, the garage has a roller-shutter door and workshop area. There is driveway parking to the front of the garage, and a carport. The garden is approached via a gate, with a path leading to a lawn to the conservatory and a terraced area. Some steps go up to the main lawned garden, where there are flower/shrub borders.

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.

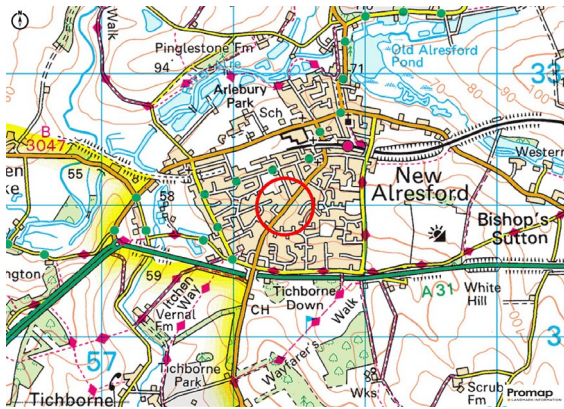
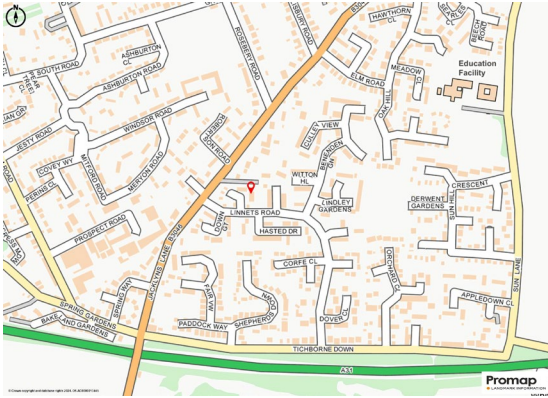
LOCAL AUTHORITY INFORMATION

Winchester City Council
Council Tax Band: D

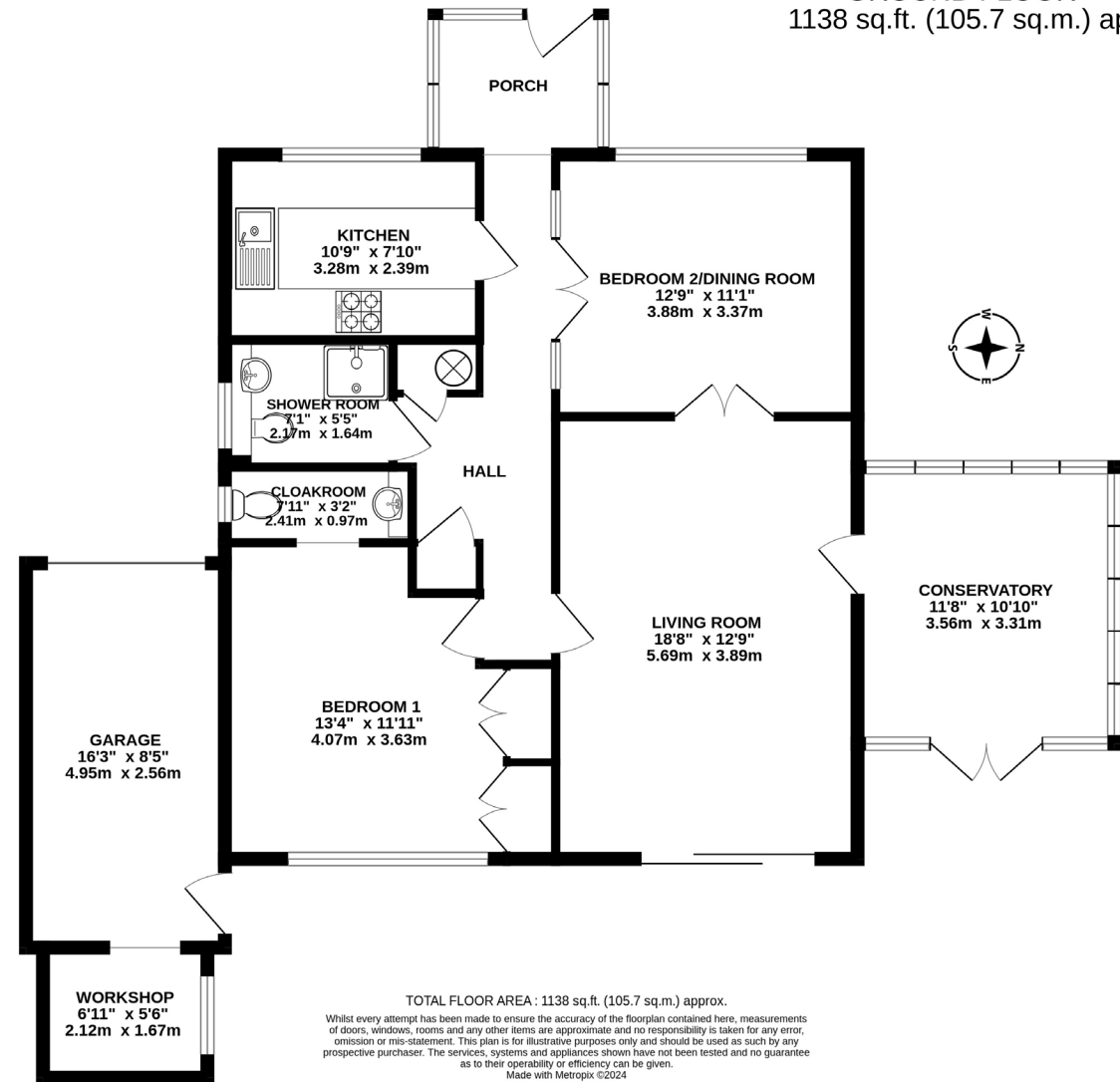
DIRECTIONS

From our office in the centre of Alresford proceed down West Street and at the junction at the bottom of the hill, turn left into Jacklyns Lane. Go under the railway bridge, up the hill and down the other side and then take the first turn on the left into Linnets Road. Maple Close will be found immediately on the left hand side. No.7 is located on the right hand side.





GROUND FLOOR
1138 sq.ft. (105.7 sq.m.) approx.



TOTAL FLOOR AREA : 1138 sq.ft. (105.7 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) A	87
(81-91) B	
(69-80) C	70
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	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.

