



At home in Alresford

Old Bakery Cottage, Stiles Yard

ALRESFORD, HAMPSHIRE, SO24 9FH

Asking Price £550,000

- Exclusive Development in Premier Location
- Built to a High Standard in 2016
- Convenient for Town Centre
- Car Barn Parking and Storage Area
- Two Bedrooms and Two Bathroom
- Low-Maintenance Courtyard Garden

Stiles Yard is a beautifully designed small development and still under NHBC warranty and set in a premier location at the very heart of the Georgian market town of Alresford. This delightful cottage style home offers the best of modern living whilst retaining a traditional feel. The property is finished to a high specification, and has a courtyard garden, and a carport with storage area.

The property is approached from the side, with the front door opening to a welcoming entrance hall. There is a cloakroom and stairs leading up to the first floor. A door opens to the well-appointed kitchen/dining room, which features a range of modern storage units and composite worktops, with a range of integrated appliances. There is plenty of space for a table and chairs. There is a wall-mounted boiler concealed within a cupboard and French doors, which open to outside. Off the kitchen is a useful room. At the end of the hall is the spacious sitting room, from where French doors open to the courtyard garden.

Upstairs is the first floor landing, with a Velux skylight window. The principle bedroom faces west and has built-in wardrobes, and French doors with a Juliette balcony. It has its own en-suite bathroom with separate bath and shower. The second bedroom is also a double room with a built-in wardrobe, and its own en-suite bathroom.





The walled courtyard garden has been landscaped to make it low-maintenance, with paving, raised beds and a gate leading to the parking area. There is allocated car port parking, with a lockable storage area.

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 all mains services are connected.

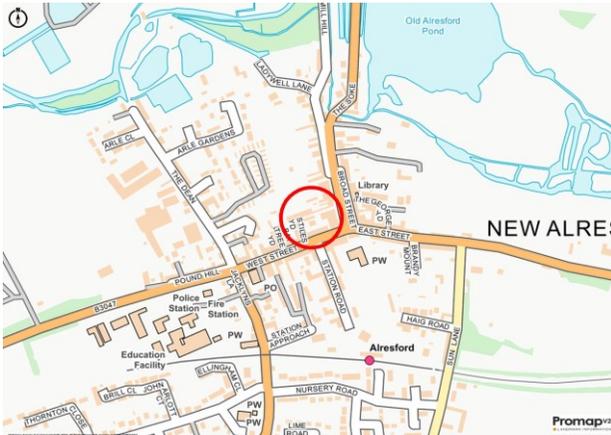
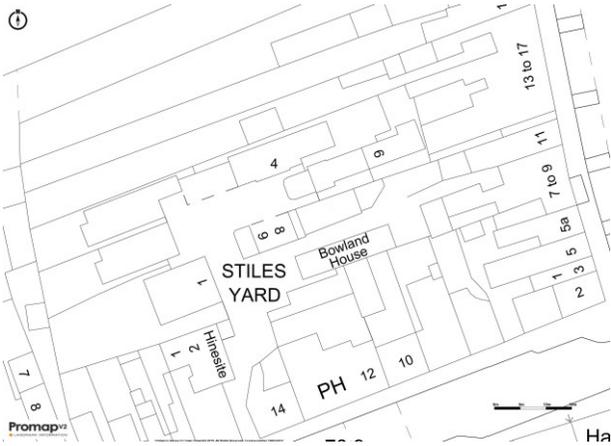
LOCAL AUTHORITY INFORMATION

Winchester City Council
Council Tax Band: E

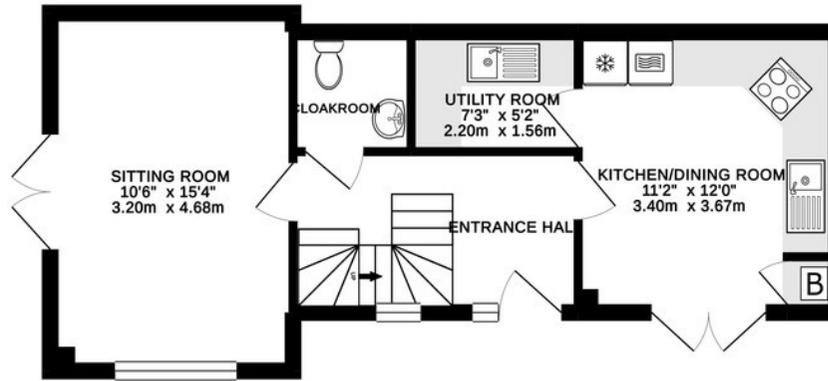
DIRECTIONS

Stiles Yard is accessed from West Street in the centre of the town. Although there is parking at the property, we recommend parking in the town centre and walking into Stiles Yard, which is located between The Wild Bunch Florists and Susie Watson furnishings. Go straight ahead into Stiles Yard and then bear right, where Old Bakery Cottage will be found ahead of you. Proceed to the right, where the front door will be found on the left hand side.

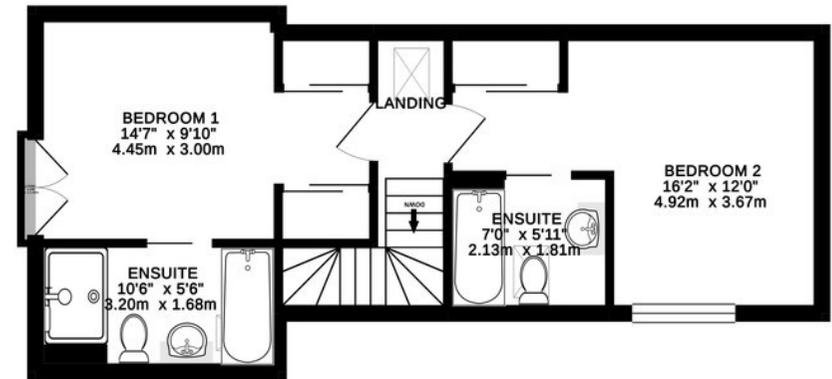




GROUND FLOOR 444 sq. ft.
(41.2 sq. m.)



1ST FLOOR 444 sq. ft.
(41.2 sq. m.)



TOTAL FLOOR AREA : 887 sq. ft. (82.4 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 (92-100) A	93
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	82
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92-100) A	95
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	84
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.

