



*At home in Alresford*



# 18 Arle Close

ALRESFORD, HAMPSHIRE, SO24 9BG

## Asking Price £450,000

- Spacious Three Bedroom House
- Located Close to the Centre of Alresford
- Useful Ground Floor Extension
- Kitchen/Dining Room and Sitting Room
- Pretty Garden and Garage to the Rear
- No Onward Chain

A spacious three bedroom house, which has been extended to the rear to create extra living space. Immaculately presented throughout, with a circular flow to the ground floor accommodation. There is a pretty garden and a garage in a block to the rear. No onward chain.

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 all mains services are connected.

## LOCAL AUTHORITY INFORMATION

Winchester City Council

Council Tax Band: C

## DIRECTIONS

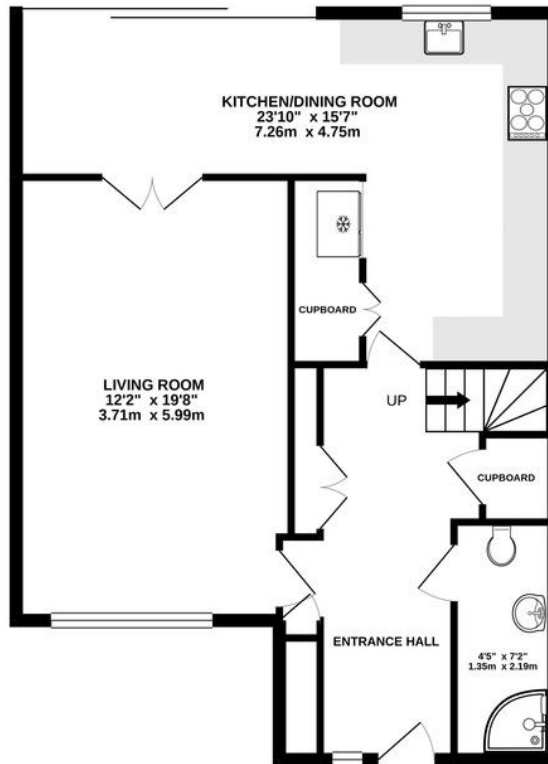
From the centre of Alresford, proceed west down West Street and turn right into The Dean. Continue to the far end and, before reaching the River Arle, turn left into Arle Close. This house will be found towards the top end of the cul-de-sac on the right hand side.





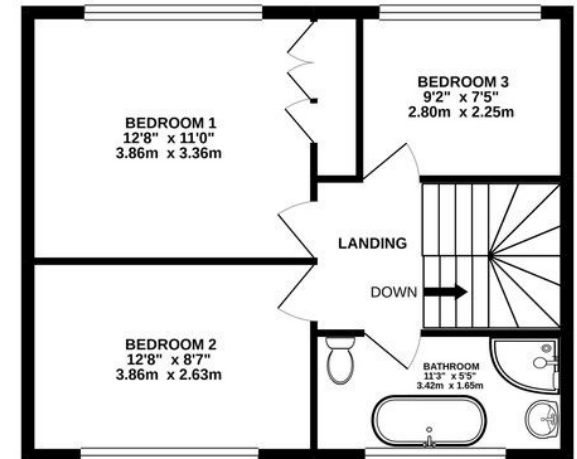
## GROUND FLOOR

717 sq.ft. (66.6 sq.m.) approx.



## 1ST FLOOR

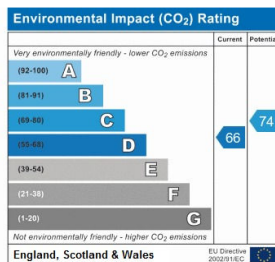
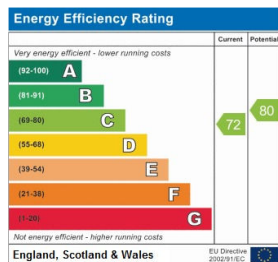
469 sq.ft. (43.6 sq.m.) approx.



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TOTAL FLOOR AREA : 1186 sq.ft. (110.2 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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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.

  
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