

  
Hellards



*At home in Alresford*

# Greengage Cottage, 11 Orchard Dean

ALRESFORD, HAMPSHIRE, SO24 9DE

## Asking Price £650,000

- Well-Presented Three Bedroom House
- Convenient Central Alresford Location
- Pretty Landscaped South-Facing Garden
- Private and Secure Car Barn Parking
- Small Select Development for the Over 55's

A very nicely presented house with a secluded southerly-facing garden and private parking, set in a small modern development for the over 55's in the centre of the town. The house is one of just twelve houses built by Archstone a few years ago and they are popular due to their convenient location, being just a short distance from the shops and facilities in the town centre.

Opening the front door of Greengage Cottage, you enter the entrance hall, where there is a cloakroom with a wetroom shower, wc and wash hand basin. Stairs lead to the first floor, with a storage cupboard underneath. The fitted kitchen faces the front of the property and opens to the dining room, which has a range of bespoke fitted storage units. Folding doors open to the conservatory, which is an excellent sun trap. French doors open to the garden. From the entrance hall, another door opens to the spacious sitting room, which has a fitted bookshelf unit, a fireplace and French doors, which open to the garden.

On the landing is an airing cupboard and boiler cupboard. The principle bedroom has a window facing south and twin built-in wardrobes, with a door to the en-suite shower room, which is fitted with a modern white suite. The second bedroom also has fitted wardrobes, and there is a very useful study/hobbies room, which could double as a further single bedroom. Off the landing is a bathroom, fitted with a white suite.







Outside, the pretty garden is southerly facing, and enjoys a good deal of privacy and seclusion. There is a paved seating area, a selection of raised beds and a garden shed. The secure parking area is located very close by, with access via an electronic key fob, with the parking being under cover in a car barn.

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.

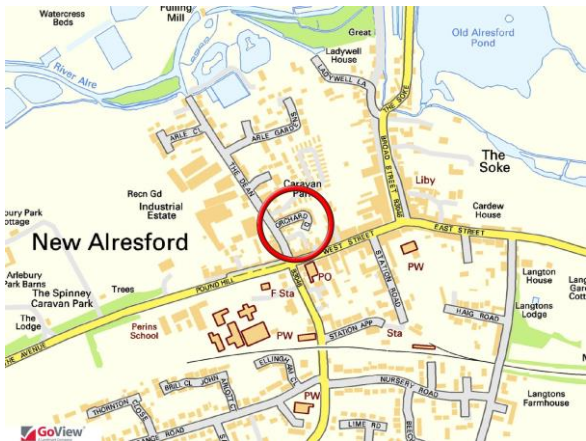
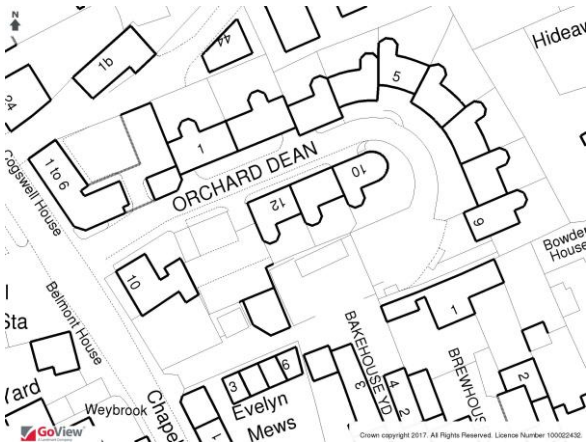
### MANAGEMENT CHARGE

There is a management charge of £3,380 per annum (2020/21), paid quarterly. The charge covers buildings insurance, upkeep of the outside of the buildings (back and front painting, repairs, etc), servicing of the gates, satellite and terrestrial aerials, looking after the gardening of the front gardens, and the building up of a contingency fund for any future works and refurbishments. The property itself is freehold. The communal land at the front, including the road and the front garden, is leasehold. The ground rent is £338 per property yearly, paid in 2 instalments.

### LOCAL AUTHORITY INFORMATION

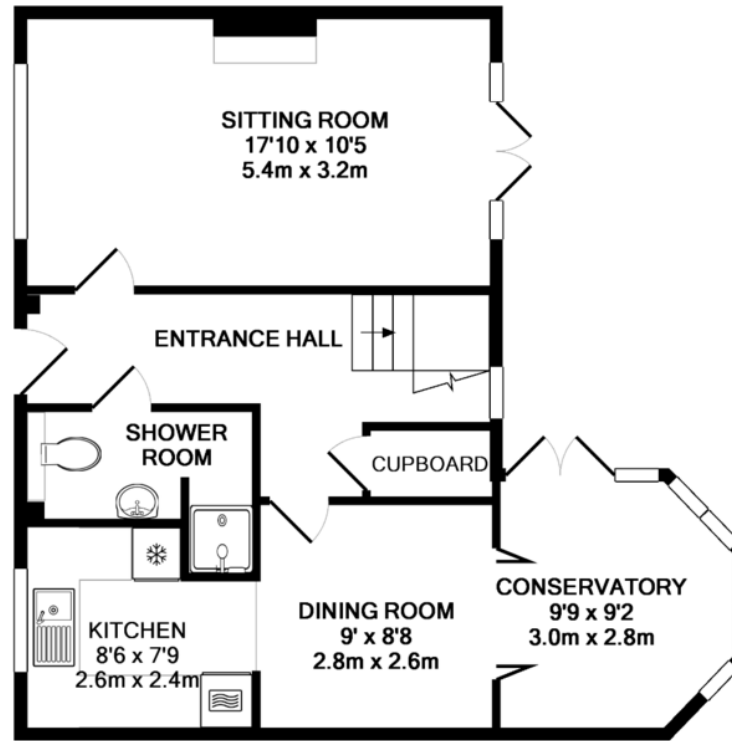
Winchester City Council  
Council Tax Band: D



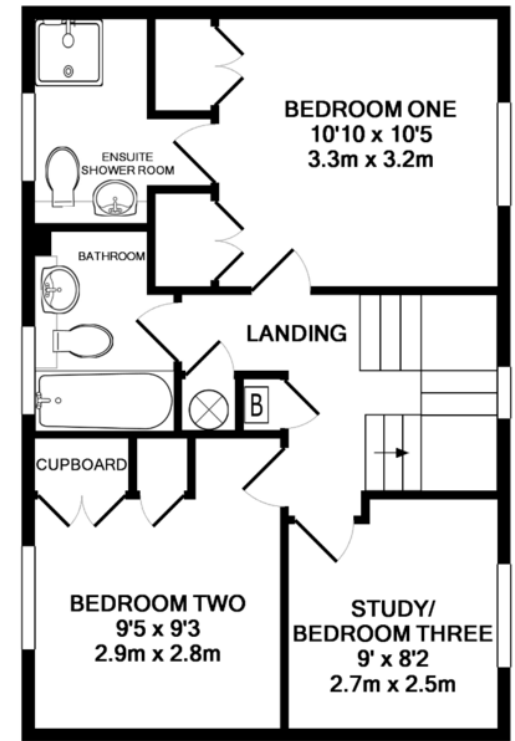


## DIRECTIONS

From our offices in Broad Street, proceed down West Street and, at the bottom of the hill, turn right into the Dean. Orchard Dean will be found after a little way on the right hand side. Greengage Cottage is the second property on the right hand side.



GROUND FLOOR  
APPROX. FLOOR  
AREA 560 SQ.FT.  
(52.0 SQ.M.)

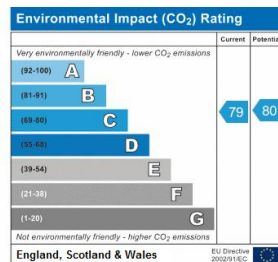
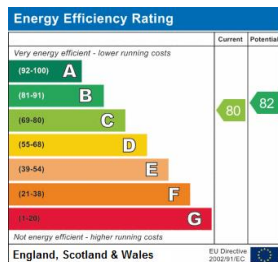


1ST FLOOR  
APPROX. FLOOR  
AREA 483 SQ.FT.  
(44.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1043 SQ.FT. (96.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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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.

  
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