



At home in Alresford

# 4 Witton Hill

ALRESFORD, HAMPSHIRE, SO24 9PT

Asking Price £399,950

- Mid Terrace House
- Three Good Size Bedrooms
- Home Office Converted From The Garage
- Bathroom / Downstairs WC
- Kitchen
- Gardens and Off Road Parking

A modern family house located in a popular cul de sac on the edge of Town. The spacious accommodation includes three double bedrooms, office which has been converted from a garage and a large L-shaped sitting room/ dining room with doors opening to the garden. There are gardens to the front and rear and off road parking to the front.

The property is approached from the driveway. There is a covered porch, with a cupboard housing meters. The front door opens to an entrance hall, a door to the office, door to a cloakroom and stairs to the first floor. The kitchen is fitted with a range of storage units with work surfaces above.. At the rear of the house is the really spacious living room, which has plenty of space for seating and a dining area. French doors open to the garden.

Upstairs, on the landing is an airing cupboard housing the wall mounted boiler. A hatch on the landing allows access to the loft. Bedroom one is a generously proportioned room at the front of the house, whilst bedroom two is almost as large, with a view over the garden. Bedroom three is also a good size room. The bathroom has a white suite comprising a bath, a wc





and wash hand basin.

Outside, there is driveway parking at the front of the house. The rear garden has a seating terrace, lawn area and rear access.

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.

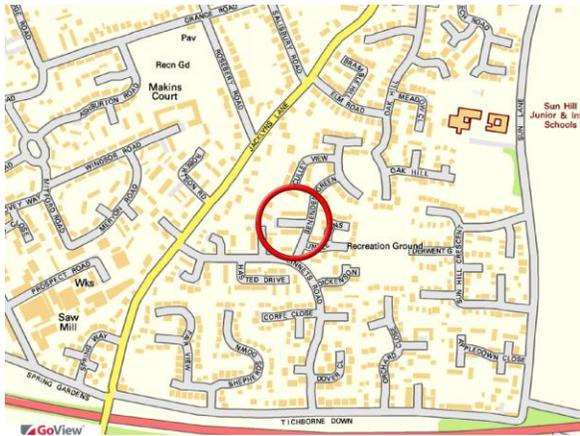
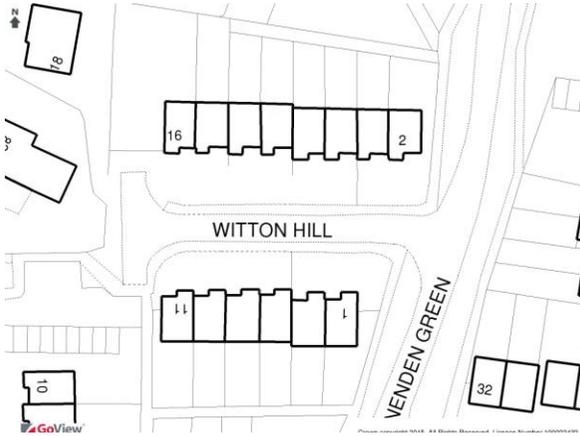
### **LOCAL AUTHORITY INFORMATION**

Winchester City Council  
Council Tax Band: C

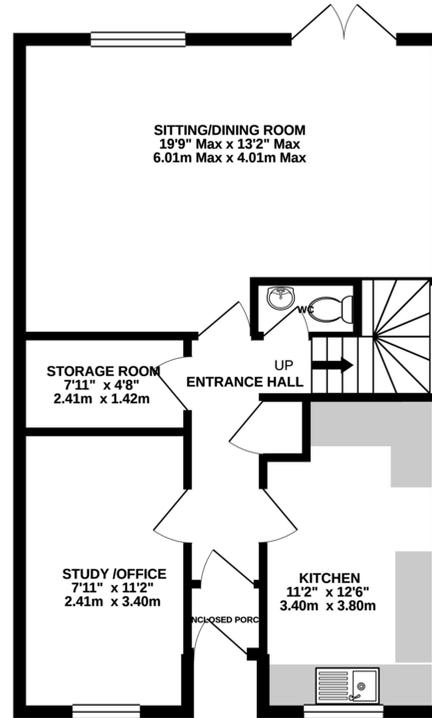
### **DIRECTIONS**

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 take the first turn on the left into Linnets Road. Take the third road on the left hand side (Benenden Green). No.4 is the second property on the right hand side.

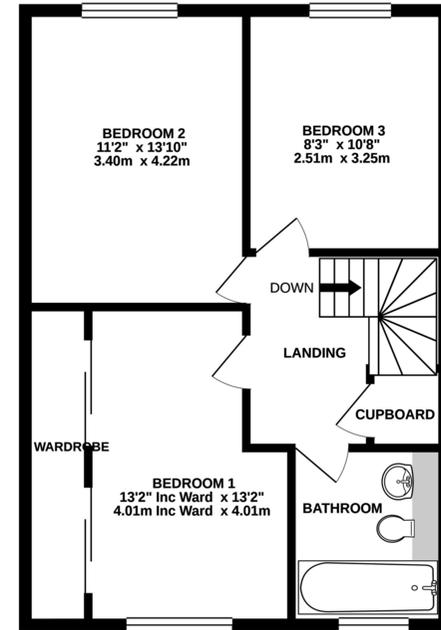




**GROUND FLOOR**  
608 sq.ft. (56.5 sq.m.) approx.



**1ST FLOOR**  
564 sq.ft. (52.4 sq.m.) approx.



**TOTAL FLOOR AREA: 1173 sq.ft. (108.9 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	
	Potential
Very energy efficient - lower running costs	
(92+) <b>A</b>	
(81-91) <b>B</b>	85
(69-80) <b>C</b>	
(55-68) <b>D</b>	69
(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

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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.

