



Appledown Close, Alresford

At home in Hampshire


Hellards

1 Appledown Close

ALRESFORD, HAMPSHIRE SO24 9ND

GUIDE PRICE: £425,000

- Three Bedroom Semi-Detached Home
- Presented in Good Condition Throughout
- South Facing Rear Garden
- Sitting Room & Dining Room with Doors to Garden
- Garage Partly Converted to Utility Room
- Driveway with Parking

Presented in great condition throughout, a three-bedroom semi-detached home in a popular location within easy reach of the town centre and bus routes, featuring a south-facing garden.

A spacious porch with convenient storage leads into the inviting sitting room, complete with a feature fireplace. The sitting room flows seamlessly into the dining room through an archway, with double doors opening onto the rear patio area. The bright kitchen is situated off the dining room and also provides access to the garden.

Upstairs, you'll find two generously sized double bedrooms, both offering ample storage, along with a third bedroom currently utilised as a study. A family bathroom with a shower over the bath completes the first floor.

Outside, the rear garden is thoughtfully arranged with a pergola and a raised terrace, perfect for enjoying the summer sunshine. Raised beds at the end of the garden are planted with mature shrubs and perennials. The rear part of the garage has been converted into a utility room, accessible via double doors from the patio. To the side of the house, a gate opens from Sun Lane, providing useful access for the bin storage area. A further gate provides access into the garden.

To the front, there is a neat garden, access to the front part of the garage, and driveway parking.





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

Mains electricity, water, and drainage. Gas fired central heating.

LOCAL AUTHORITY INFORMATION

Winchester City Council

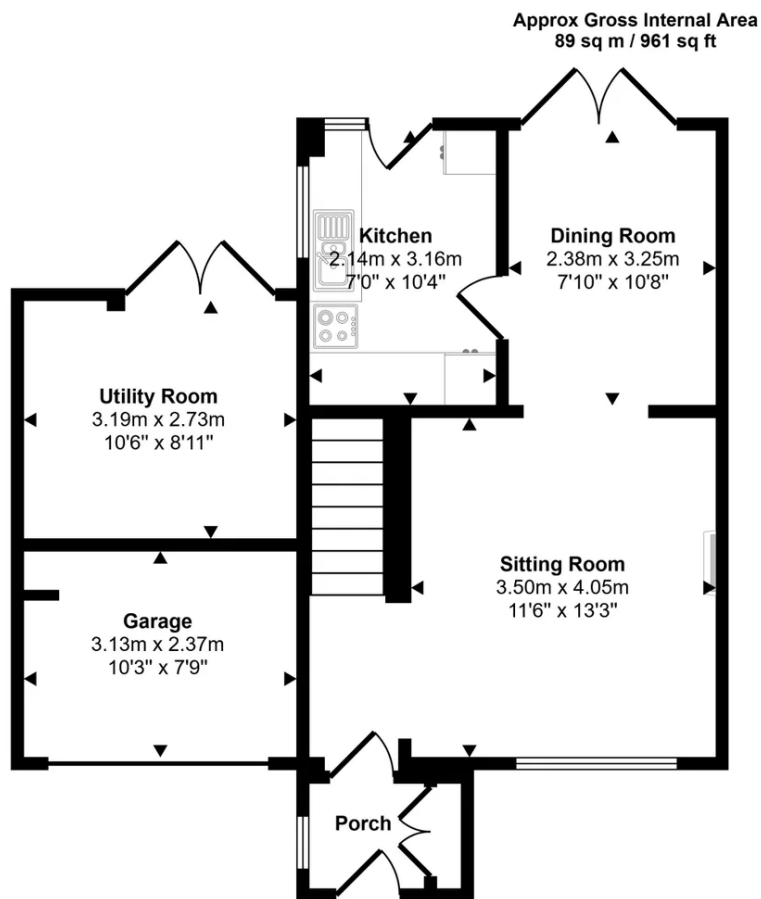
Council Tax Band: C

DIRECTIONS

From the centre of Alresford, proceed along East Street and turn right into Sun Lane. Continue past the primary school and down the hill towards the golf course. Appledown Close will be found on the right-hand side, and this house will be found on the left-hand corner upon entering the close.

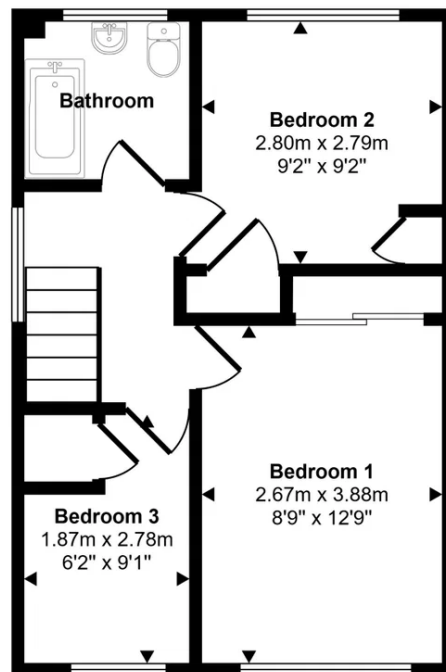
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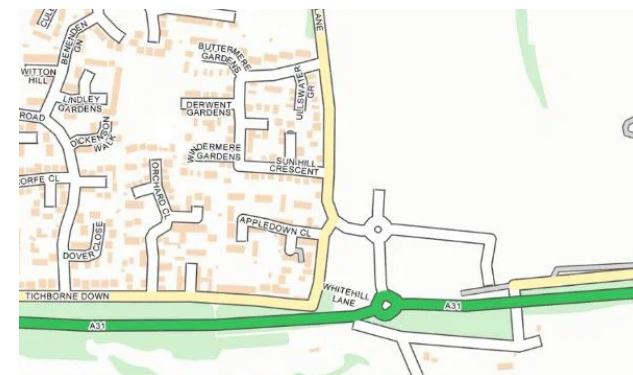


Ground Floor
Approx 55 sq m / 587 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



First Floor
Approx 35 sq m / 374 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	71	
(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.