

Hardacre, Cheriton

At home in Hampshire

Hellards

3 Hardacre, Cheriton

ALRESFORD, HAMPSHIRE SO24 0QG

Guide Price £975,000

- Highly sought-after Cheriton village location
- Extended four-bedroom detached family home
- No onward chain
- Beautifully extended kitchen/dining/family room
- Sitting Room with Log Burner
- Front garden with River Itchen Flowing Through
- Landscaped gardens with greenhouse, summerhouse and pergola
- Ample parking on a gravelled driveway

Nestled in the highly sought-after village of Cheriton, this extended four-bedroom detached home, built around 40 years ago, is available for the first time since its construction and offered for sale with no onward chain. This property has been a cherished family home, with its owners lovingly maintaining both the house and gardens over the years.

The large porch opens into the particularly generous entrance hall, featuring original parquet flooring, immediately giving a sense of spaciousness. The ground floor has been thoughtfully extended to create a beautiful, light-filled kitchen/dining/family room, complete with double doors opening to the rear garden and a convenient utility room. The sitting room has also been extended, boasting a charming reading or birdwatching nook in the bay window, and offers pleasant views over the front gardens. A good-sized, dual-aspect study and a cloakroom complete the ground floor accommodation.

Upstairs, the principal bedroom is dual aspect and benefits from an en-suite shower room. There are three additional bedrooms and a large family bathroom, providing ample space for a growing family.

Outside, the rear garden features a paved courtyard design, beautifully landscaped with a greenhouse, summerhouse, and pergola – perfect for relaxing and entertaining during the warmer months. To the front, the picturesque garden is enclosed by mature hedges, and the serene River Itchen gently flows through the end of the garden, framed by aquatic plants and crossed by a charming wooden bridge.













The gravelled driveway provides parking for several cars, and there is a larger-than-average single garage.

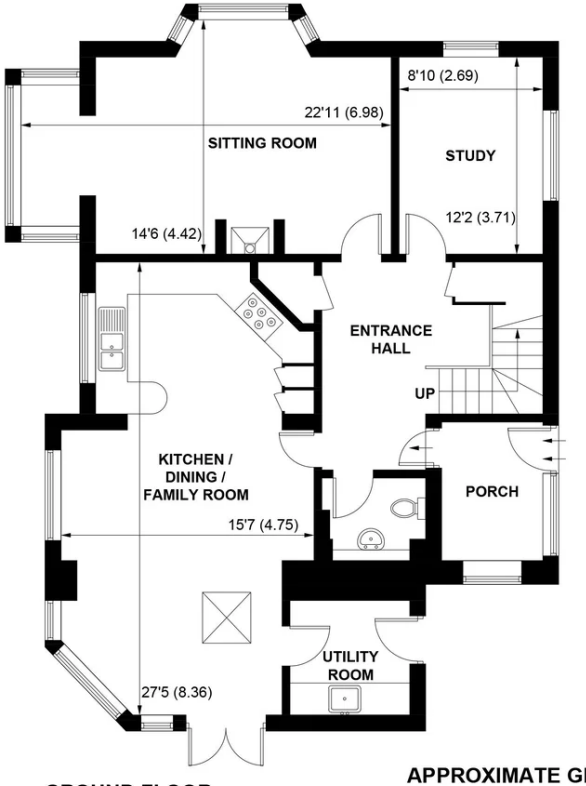
Cheriton is a sought-after village with a well-known pub, a good primary school, local shop, church and its own civil war battlefield. It is considered to be a welcoming and inclusive village. Cheriton is surrounded by beautiful rolling countryside and is located 3 miles south of Alresford and 6 miles to the east of Winchester. There is access to London, Southampton and the Midlands via the local road network and there are rail links to London from Winchester and Petersfield.

SERVICES
Mains electricity and water. Private drainage. Oil fired central heating

LOCAL AUTHORITY
Winchester City Council
Council Tax Band F

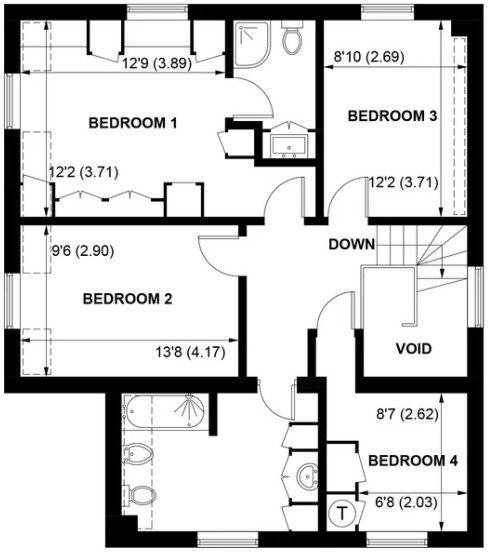
DIRECTIONS
From Alresford take the B3046 (Jacklyns Lane) towards Cheriton. Follow the road for 3 miles and through the pinch point by the river and the house is to be found on your left.

What3words: ///habit.garlic.montage

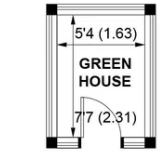


GROUND FLOOR

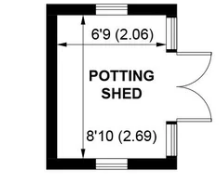
= REDUCED HEADROOM BELOW 1.5M / 5'0



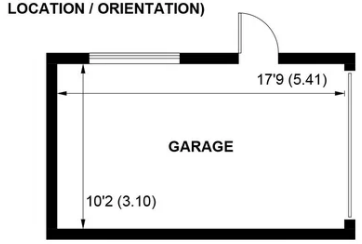
FIRST FLOOR



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)



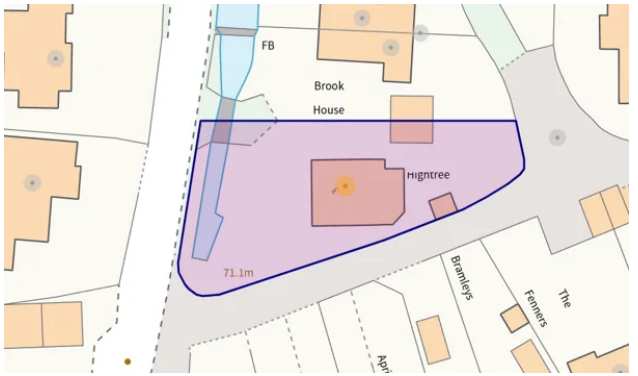
(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)



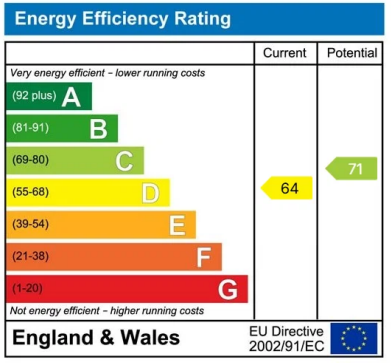
(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)

APPROXIMATE GROSS INTERNAL AREA = 1887 SQ FT / 175.3 SQ M
OUTBUILDINGS = 281 SQ FT / 26.1 SQ M
(INCLUDING GARAGE / EXCLUDING VOID)
TOTAL = 2168 SQ FT / 201.4 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2026 ©
Produced for Hellards







Hellards Estate Agents

11 Broad Street, Alresford, Hampshire

01962 736333

sales@hellards.co.uk

https://www.hellards.co.uk/

Hellards

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepred as a general guide only. A detailed survey has NOT been carried out, nor the services, appliances and fittigs 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.