Hellards



At home in Alresford

Haig Cottage, Haig Road

ALRESFORD, HAMPSHIRE, SO24 9LX

Asking Rent £ 2,500 PCM

- Energy Preformance Rating C
- Holding Deposit £576.92
- Deposit £2,884.60
- Council Tax Band F
- Four Bedrooms
- Three Reception Rooms
- Family Bathroom and En-Suite
- Impressive Studio
- Off Road Parking with EV Charger
- Private Garden



A versatile family home, located in a popular residential close and within walking distance from the Town centre.











From the front door, there is a welcoming entrance hallway with doors through to main rooms. To the left is the sitting room, with woodburning stove. To the right is a study and cloakroom. There is a country-style kitchen and utility room. Finally there is a dining room, with doors out onto the garden.

Upstairs, there is the master bedroom, with en-suite shower room, three further bedrooms and a family bathroom, with shower over the bath.

To the front of the property is an off road parking space, with EV charging point. To the rear is an enclosed garden, with impressive studio featuring bi-fold doors.

There will be a newly installed air source heat pump, which combined with the solar panels will make the property very energy efficient.

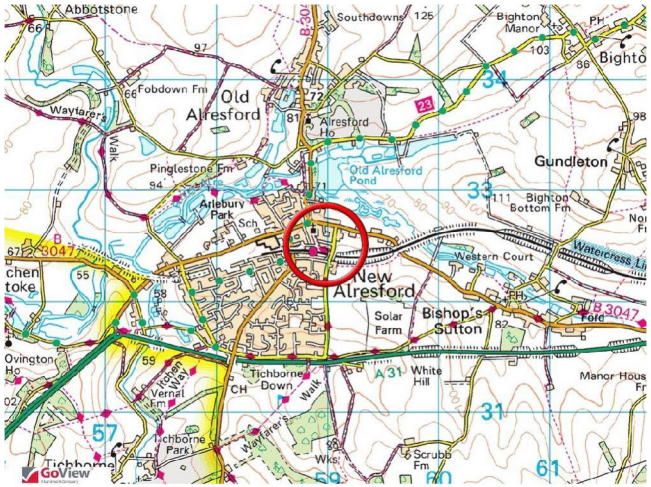
Superfast broadband is available (source: Ofcom). For mobile reception, please check https://www.ofcom.org.uk/mobile-coverage-checker.

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.

DIRECTIONS

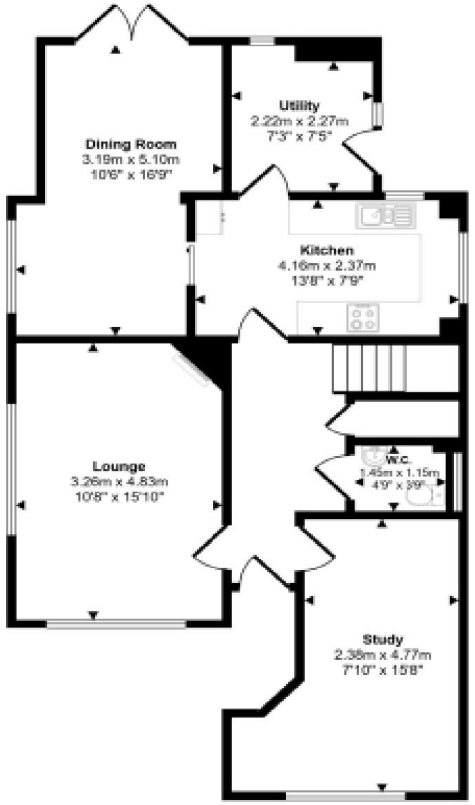
From our office in Broad Street, turn left into East Street and proceed in the direction of Bishops Sutton. At the end of the long terrace on East Street, turn right into Sun Lane. Haig Road is the first road on the right. Haig Cottage can be found at the far end of the road on the right.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Approx Gross Internal Area
177 sq m / 1900 sq ft



Ground Floor
Approx 73 sq m / 782 sq ft



First Floor
Approx 76 sq m / 813 sq ft



Garden Room
Approx 28 sq m / 305 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.

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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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