


Hellards



At home in Alresford

Greenkeeper's Lodge, Sun Lane

ALRESFORD, HAMPSHIRE, SO24 9LZ

Asking Price £1,595,000

- 3,000 Square Foot Detached House
- A Short Walk from the Town Centre
- Self-Contained Ground Floor Annexe
- Stunning Open-Plan Kitchen/Dining Room
- Five Bedrooms/Four Bath/Shower Rooms
- Excellent Parking and Double Garage

A recently-extended, fully-refurbished town-centre property, with the benefit of a self-contained annexe, excellent parking and garaging, and a south-facing garden. The property has been finished to an exceptional standard, using high quality fittings, underfloor heating throughout with oak flooring on the majority of the ground floor, tiled flooring in the kitchen/dining room and bathrooms, and quality carpets on the first floor. The property is located conveniently close to the centre of the town, which is just a few minutes' walk away, and is being sold with no onward chain.

The front door opens to an impressive entrance hall, with a double height ceiling, beautiful oak parquet flooring, oak stairs with glass balustrades, as well as a cloakroom and separate utility room. Double doors open to the superb kitchen/dining room, which has stylish grey flooring, marble-effect worktops, a large island unit and quality integrated appliances, as well as a walk-in pantry/larder. There is plenty of versatile dining and relaxation space, with twin bi-fold doors allowing access to the garden. Off the entrance hall is a study/family room, and a spacious sitting room.





A door leads through to a self-contained annexe, which has its own entrance door, kitchen/living room, bedroom and shower room.

Off the landing is the spacious main bedroom, which has a walk-in dressing area with built-in wardrobes, and a light and airy en-suite shower room. The large family bathroom has a bath and separate shower. Across the landing is a corridor, with a number of built-in wardrobes, and three double bedrooms, one of which has its own en-suite shower room.

The house is set on a pleasant south-facing plot, with a landscaped garden and two paved seating terraces. There is plenty of driveway parking, as well as a double garage with a remotely-controlled door.

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

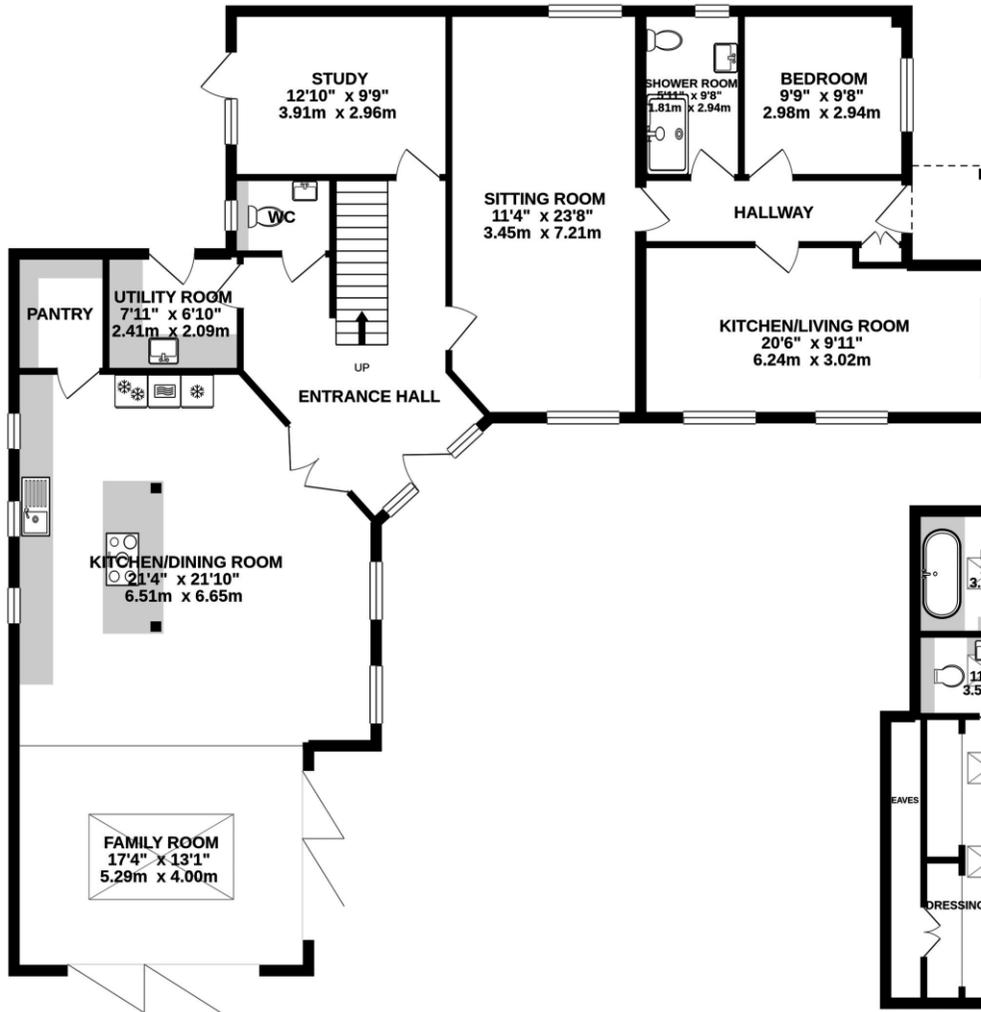
Mains electricity, water and drainage. An energy efficient air-source heat pump controls the underfloor heating.

LOCAL AUTHORITY INFORMATION

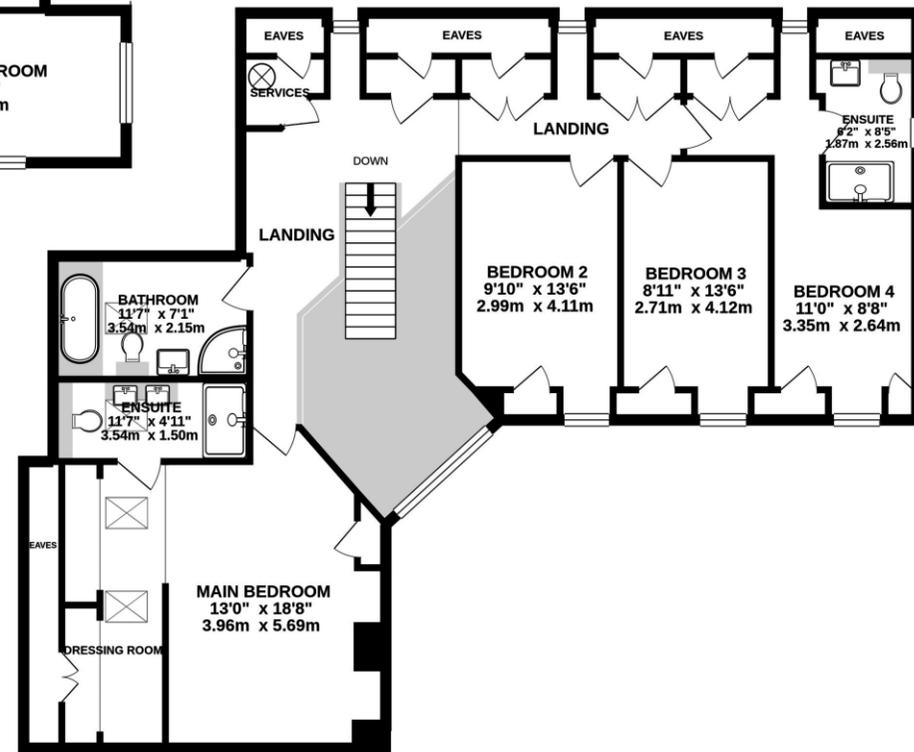
Winchester City Council
Council Tax Band: G



GROUND FLOOR
1762 sq.ft. (163.7 sq.m.) approx.



1ST FLOOR
1460 sq.ft. (135.6 sq.m.) approx.

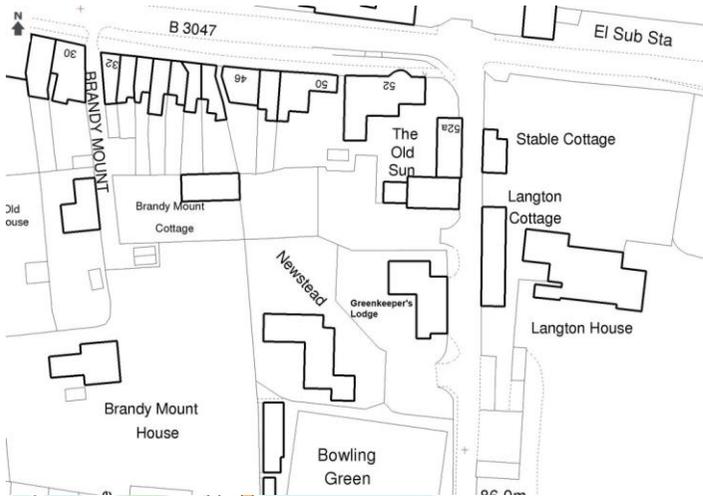


TOTAL FLOOR AREA : 3222 sq.ft. (299.4 sq.m.) approx.

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			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	83 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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. As you proceed up the hill Greenkeeper's Lodge will be found after a short distance on the right hand side, just before The Alresford Bowling Club.

No. 11 Broad Street, Alresford, Hampshire, SO24 9AR

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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.

