



*At home in Cheriton*

# Canute House, Petersfield Road

CHERITON, ALRESFORD, HAMPSHIRE, SO24 0NH

**Asking Price £499,950**

- Modern Home built in 2003
- Open Plan Kitchen/Dining Room
- Utility and Cloakroom
- Four Bedrooms/Two Bathrooms
- Large Sitting Room
- Southerly Facing Garden

A surprisingly large modern family home, one of a pair built in 2003 by a local builder. There is plenty of space inside with four bedrooms, three of which are doubles, two bath/shower rooms, a kitchen which is open plan to the dining room, a sitting room, utility and cloakroom. Outside the southerly facing garden has a gate allowing access to the parking and car port.

A pathway from the side leads up to the front door through to a large entrance hall with a cloakroom, good sized sitting room, kitchen open plan to the dining area and a separate utility area. To the first floor a bright and airy landing offers access to three bedrooms, the master having fitted wardrobes and a modern en-suite in addition to a good sized family bathroom, to the second floor a small landing area has a Velux fitted over allowing light to flood in, this in turn leads to a large double bedroom which has potential to add a further en-suite. The property is best approached from the rear where a gravel drive leads to parking and a car port, a pedestrian gate leads to a courtyard style garden and flagstone patio area offering access to both the kitchen and dining areas.





Cheriton is a sought-after village located in the beautiful South Downs National Park. There is good walking available in several directions from the doorstep, including the nearby picturesque Hinton Ampner National Trust gardens or you can wander to one of the nearby pubs in Hinton Ampner, Cheriton itself or Tichborne. The village has an Ofsted 'outstanding' primary school, a shop and post office, cricket and tennis clubs, an amateur dramatics society and much more. Cheriton is located just a few minutes' drive from the popular market town of Alresford and has good road access to Winchester and beyond.

#### SERVICES

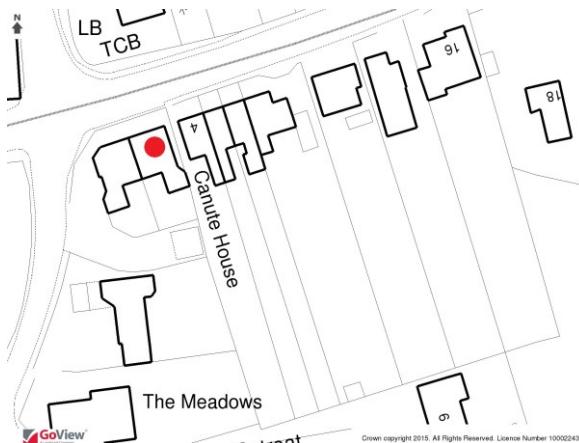
Mains water and electricity connected. Oil fired central heating. Shared septic tank.

#### LOCAL AUTHORITY INFORMATION

Winchester City Council  
Council Tax Band: E

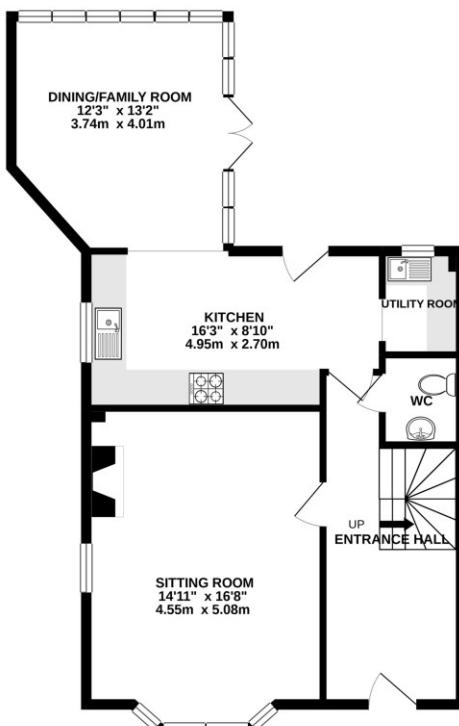
#### DIRECTIONS

From Alresford take the B3046 (Jacklyns Lane) signposted to Cheriton. Follow the road out of Alresford going over the A31 bypass, past the golf club and continue along into Cheriton. Continue on the main road through the village and eventually you will arrive at the junction with the A272. Drive directly ahead into Kilmeston Road, and the driveway will be found on the left hand side. Canute House owns the drive and carport on the left.

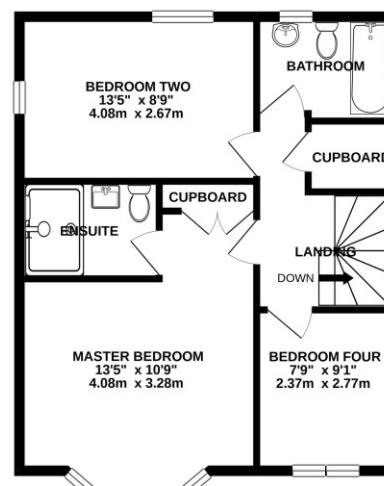


	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	78
(55-68)	D	
(39-54)	E	
(21-38)	F	66
(1-20)	G	
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC
WWW.EPC4U.COM		

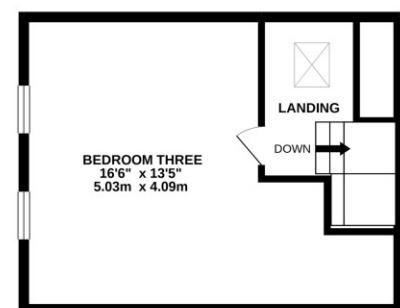
GROUND FLOOR  
694 sq.ft. (64.5 sq.m.) approx.



1ST FLOOR  
551 sq.ft. (51.2 sq.m.) approx.



2ND FLOOR  
349 sq.ft. (32.4 sq.m.) approx.



TOTAL FLOOR AREA : 1595 sq.ft. (148.1 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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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.

  
**Hellards**