



Nettlebeds Lane, Bighton, Alresford

At home in Hampshire  **Hellards**

The Old Post Office, Nettlebeds Lane

BIGHTON, ALRESFORD, HAMPSHIRE SO24 9RB

Guide Price: £1,000,000

- Substantial Family Home
- Lovely Village Location close to Alresford
- Four Double Bedrooms & Two Bathrooms
- Plenty of Ground Floor Accommodation
- 2,200 Square Feet of Versatile Space
- Attractive South-Westerly Facing Garden

An exceptionally spacious family home of character and charm, in one of the area's most sought-after villages. Over 2200 square feet of versatile space, with substantial ground floor rooms, perfect for entertaining. There's a three-room office suite or 5th bedroom, and on the first floor 4 double bedrooms and two bathrooms. A charming sunny south west garden offers several distinct areas for relaxation, with views over the Downs, as well as a secluded vine-covered terrace. 2GB fibre internet available. The driveway offers parking for several cars.

This delightful home is at the heart of Bighton village, just three minutes' walk from the popular village pub, thriving village hall, and Norman church. Bighton is a very friendly community, and there are wonderful walks through fields and along the ancient Oxdrove Way. The stunning Georgian market town of Alresford, with shops, restaurants, markets and schools is only 2 miles away.

The front door opens to a huge reception hall, the hub of the house, with multiple doors leading off, and a wonderful circular flow to the rooms. The very spacious main sitting room has an open fire and bay window. Double doors lead to the dining room, which has two double French windows out to the vine-covered private terrace, with open fireplace and barbeque. The lovely country-style kitchen has a feature vaulted ceiling with beams and is flooded with light from the windows. Off the reception hall is a family room with bay window, perfect for a library or playroom. Double doors lead to the three room office suite, which could easily be converted into a private 5th bedroom with ensuite. The back hall is large and light, with a door to the back porch and stable door to a rear passageway and wood store.





The ground floor is completed with a utility room, cloakroom and a large coat cupboard. A door and stairs lead down to the sizeable brick-lined cellar.

Upstairs there are four spacious double bedrooms. The main bedroom features an ensuite with oversized bath and shower, and there is a modern family bathroom.

The garden offers different areas for all seasons. The large main patio area has an Italian feel, having a sunny aspect and being laid to flagstones and surrounded by herb borders and mature rose beds. Flagstone steps lead up to a lawn, which is bordered by mature privet and beech hedges. A raised wooden deck (with power) offers stunning views over the Downs. There's a custom built garden shed (with power). The hidden gem is the vine-covered terrace, leading off the dining room. Recently re-floored and fenced, this delightful space offers seclusion and serenity, with its own open fireplace and alfresco dining under the stars.

SERVICES

Mains water and electricity. Oil-fired central heating. Private drainage system. Full fibre broadband

LOCAL AUTHORITY INFORMATION

Winchester City Council
Council Tax Band: F

DIRECTIONS

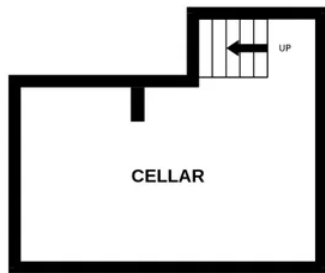
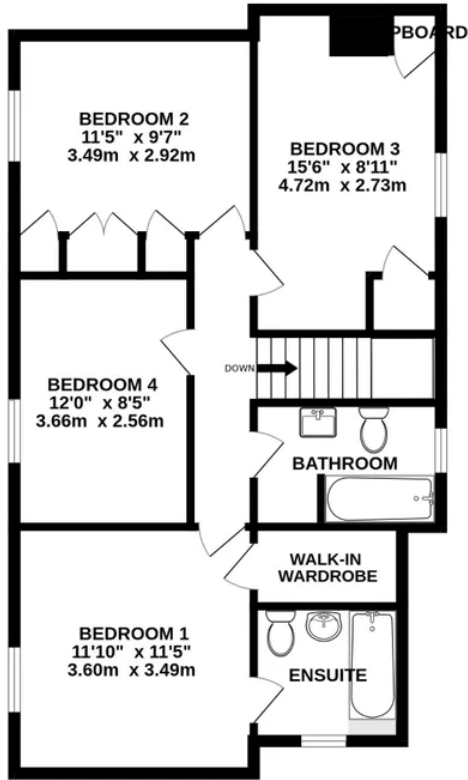
From our office in Broad Street continue down through The Soke and proceed for a short while before turning right towards Bighton. Continue along Bighton Lane into the village. At a right hand bend, turn left onto Nettlebeds Lane, where the property will be found immediately on the left hand side.

what3words ///every.stand.divisible



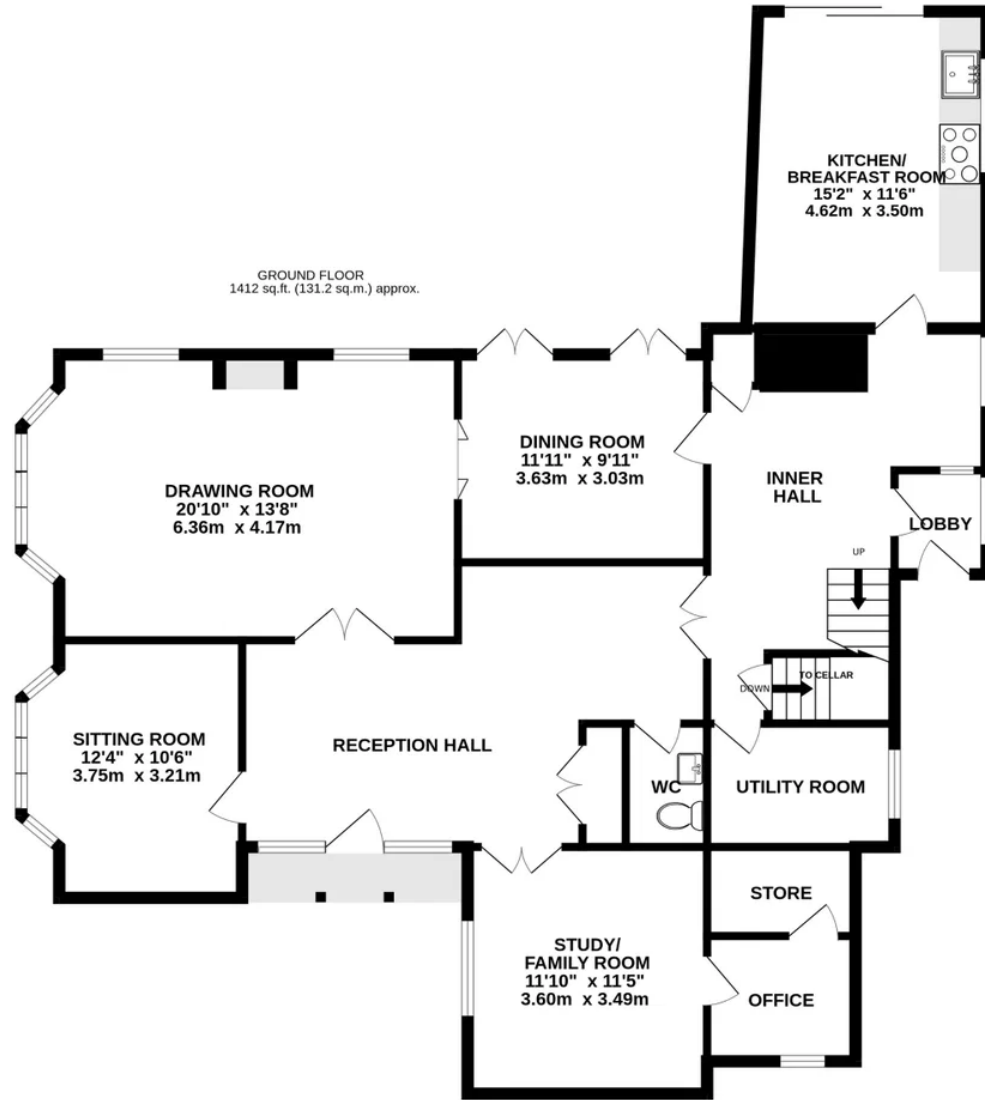


1ST FLOOR
691 sq.ft. (64.2 sq.m.) approx.



CELLAR
150 sq.ft. (13.9 sq.m.) approx.

GROUND FLOOR
1412 sq.ft. (131.2 sq.m.) approx.



TOTAL FLOOR AREA : 2253 sq.ft. (209.3 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		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		69
(55-68)	D		
(39-54)	E	44	
(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.