



Sweet Briar, Ovington, Alresford

At home in Hampshire

 **Hellards**

Sweet Briar

OVINGTON, ALRESFORD, HAMPSHIRE SO24 0RE

Guide Price: £1,400,000

- Four Bedroom House with Versatile Space
- Village Location with Pub Nearby
- Five Minutes' Drive into Alresford
- Well-Maintained Throughout
- Attractive Cottage Gardens
- Driveway Parking and Two Single Garages

Sweet Briar is a delightful four-bedroom home, offering versatile living spaces within attractive gardens, all tucked away in a tranquil location on the edge of Alresford.

The modern front door opens into an inviting entrance hall, where there is a coats cupboard and stairs to the first floor. A pair of glazed doors open to the spacious sitting room, which features a sizeable fireplace and alcove storage, with a wide opening into a light filled day room/conservatory, with door to the garden. Off the hall, a door opens to the dining room, where there is an understairs cupboard and French doors, which open to the garden. The dining room connects through to the kitchen/breakfast room, which features a glazed extension that has been designed to project into the garden from where the garden and views beyond can be best enjoyed.

The utility room has built-in cupboards and a door to outside, where there is a covered porch and storage. Off the entrance hall is a useful study, with an adjoining cloakroom with shower, allowing for possible use as a bedroom suite.

Upstairs, you will find four well-proportioned double bedrooms, each having built-in wardrobes. There are two bathrooms, one of which is an ensuite to the principal bedroom.





Outside, the attractive gardens offer a peaceful retreat, perfect for outdoor living, gardening, or simply enjoying the tranquil surroundings. Parking is well-catered for with two single garages and a driveway.

Sweet Briar is located in the pretty village of Ovington, moments from The Bush pub and restaurant and beautiful riverside walks. Ovington is within The South Downs National Park, with the picturesque market town of Alresford being just a short drive away. Alresford is known for its independent shops, vibrant community, and stunning riverside walks. The area offers a blend of peaceful village life with easy access to larger towns and transport links, being about 6 miles from Winchester. There are regular bus services running between Winchester and Alresford, both of which cater for shopping, schooling and recreational facilities. It is within easy access to the Hospitals in Winchester, Basingstoke and Southampton. Main line services are also available from Winchester, Micheldever Station and Basingstoke.

SERVICES

Calor Gas LPG heating. Mains electricity and water supply. Private drainage.

LOCAL AUTHORITY INFORMATION

Winchester City Council
Council Tax Band: G

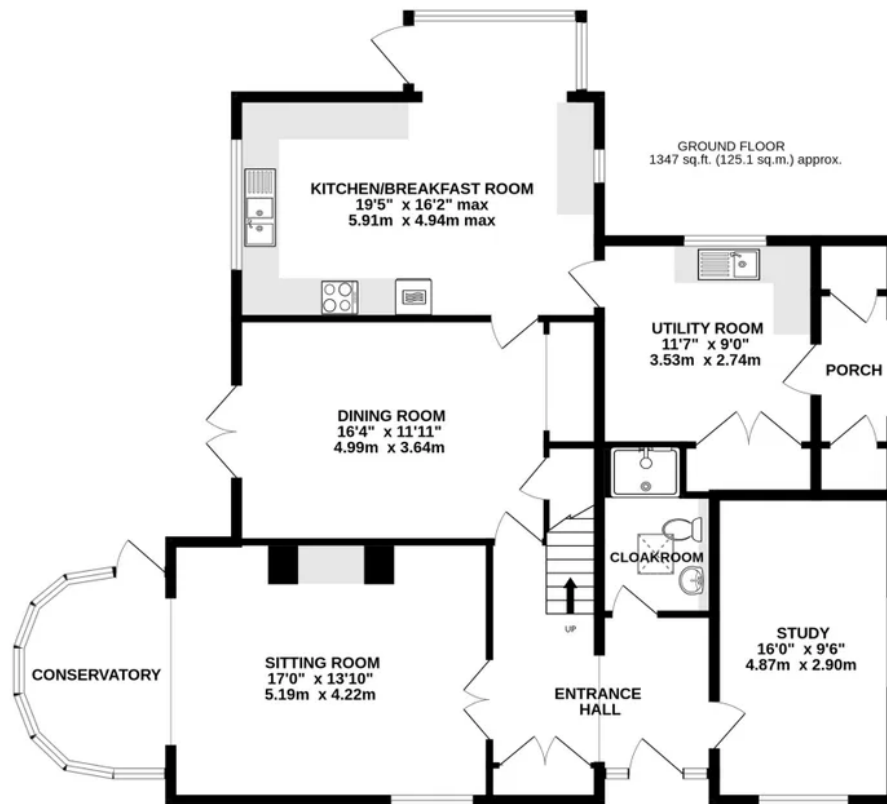
DIRECTIONS

From the centre of Alresford, proceed west out of the town in the direction of Winchester. Just before the roundabout with the A31, turn right onto a small lane signposted Ovington and The Bush Inn. Follow this lane for over half a mile, turning left at The Bush Inn. After a short distance, Sweet will be found on the right hand side.

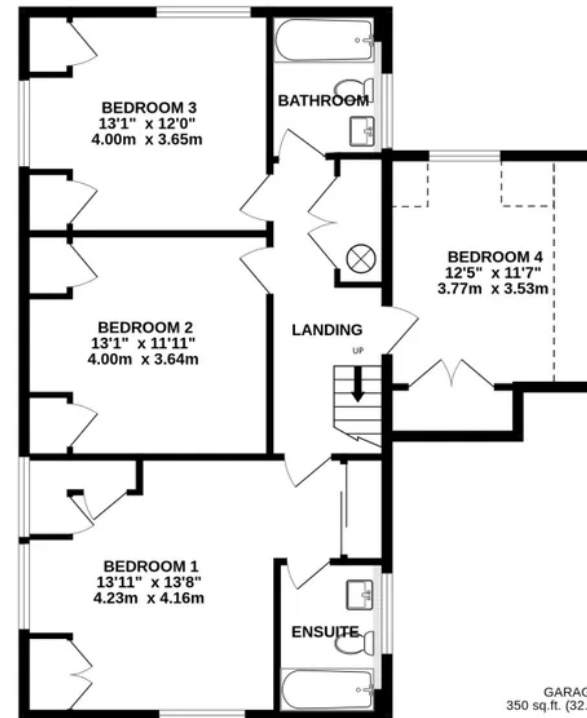
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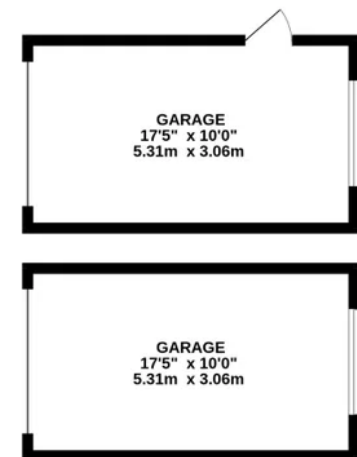




1ST FLOOR
890 sq.ft. (82.7 sq.m.) approx.



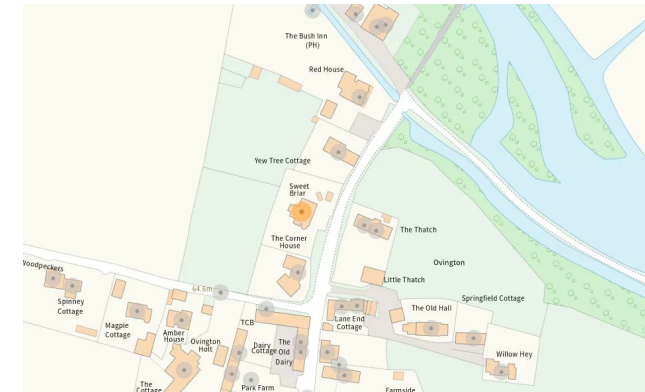
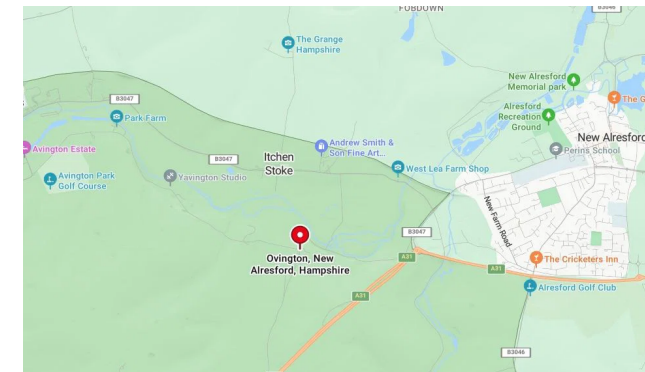
GARAGES
350 sq.ft. (32.5 sq.m.) approx.



TOTAL FLOOR AREA : 2587 sq.ft. (240.3 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		
(55-68) D		
(39-54) E	42	51
(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.