

# Hellards



*At home in Alresford*

# 6 Pound Hill

ALRESFORD, HAMPSHIRE, SO24 9BW

£2,250 pcm

- Delightful Period Townhouse with Character Features
- Alresford Town Centre Conservation Area
- Moments from Shops and Facilities in West Street
- Plenty of Versatile Accommodation over Four Floors
- Double Garage and Pretty Lawned Garden

A delightful period townhouse located within the conservation area in the centre of the town, just moments from the shops and facilities on West Street. Set over four floors, the property offers plenty of versatile accommodation, which comprises a spacious sitting room, dining room, kitchen, basement room, four bedrooms and three bath/shower rooms. Outside, there is a useful double garage and a pretty lawned garden.

The house is approached from Pound Hill in the centre of the town, with the front door opening to the sitting room, which spans the front of the property. Stairs lead down to a large basement room, which has good head height and can be used as a snug/reception room. Off the sitting room is the dining room, with French doors to the garden. An opening leads through to the fitted kitchen, which has granite worktops, integrated appliances, and an electric range cooker with a gas hob.

Off the first floor landing, there are two double bedrooms, both of which have built-in wardrobes and en-suite shower rooms. In addition, there is a family bathroom. On the





second floor, there are two bedrooms, one of which has a built-in cupboard housing the boiler.

To the left of the property, a shared driveway leads under an arch through to the double garage, which has an up-and-over door. A gate opens to the pretty rear garden, which is mainly laid to lawn with stepping stones the lawn and flower/shrub borders to either side. The garden is accessed from the dining room.

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

We understand that all mains services are connected.

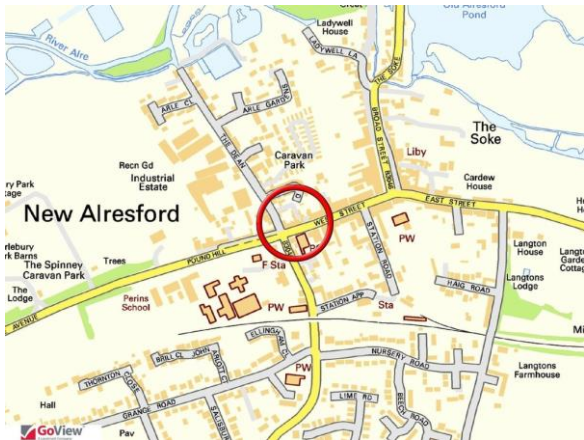
### LOCAL AUTHORITY INFORMATION

Winchester City Council  
Council Tax Band: F

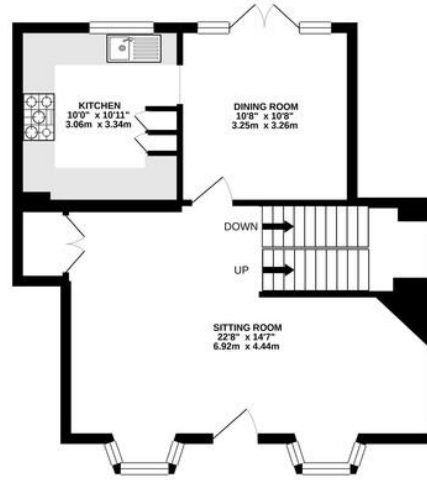
### DIRECTIONS

From our office in the centre of the town, proceed down West Street to the bottom of the hill. The property will be found on the right hand side in Pound Hill, just past the turning for The Dean.

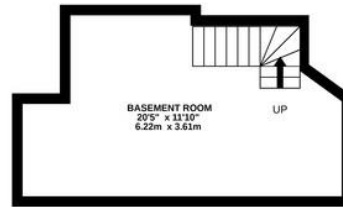




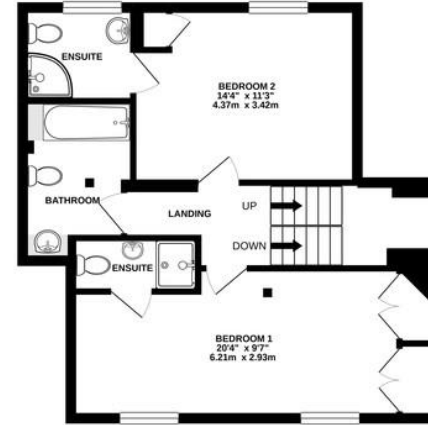
GROUND FLOOR  
569 sq.ft. (52.8 sq.m.) approx.



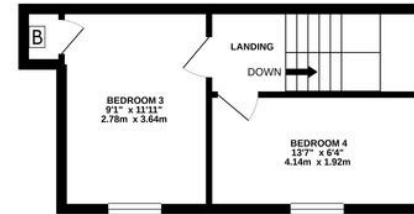
BASEMENT  
209 sq.ft. (19.4 sq.m.) approx.



1ST FLOOR  
557 sq.ft. (51.7 sq.m.) approx.



2ND FLOOR  
289 sq.ft. (26.9 sq.m.) approx.



GARAGE  
284 sq.ft. (26.4 sq.m.) approx.



TOTAL FLOOR AREA : 1908 sq.ft. (177.3 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.

Made with Metropix ©2021

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

**01962 736333**

**lettings@hellards.co.uk | hellards.co.uk**

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.

