



*At home in Alresford*



# 24 Sun Hill Crescent

ALRESFORD, HAMPSHIRE, SO24 9NJ

**Asking Price £649,950**

- Four Bedroom Family House
- Good Plot with South-Facing Garden
- Scope to Extend, Subject to Planning
- Opportunity for Modernisation
- Good Access to Schools and Country Walks
- No Onward Chain

A four bedroom family house located in a quiet cul-de-sac in the south-eastern corner of the town. The property sits on a generous plot, with excellent parking, a garage, a pretty south-facing garden and far-reaching views towards the golf course. Sun Hill Crescent is conveniently placed for access to the town centre, local schools, the golf course and beautiful countryside walks. The house is in need of decorating and modernisation, and presents an opportunity for it to be further extended, subject to planning. The property is offered for sale with the benefit of no onward chain.

A path leads to the front door, which opens to the entrance hall, where there is a cloakroom, stairs to the first floor and understairs cupboard. To the left is the sizeable sitting room, which has a picture window to the front and sliding doors to the garden. On the other side of the hall is the dining room, which has a window to the front. The kitchen has been extended to the side and includes a range of storage units, worktops and the boiler. The utility room has space for appliances and has a door to the garden.







Upstairs, there is a loft access hatch on the landing and the family bathroom, with a shower enclosure, wc and wash hand basin. The main bedroom has twin built-in wardrobes and a window overlooking the garden. Bedroom two has a built-in wardrobe and window to the front. Bedroom three houses the airing cupboard and is located at the rear of the house. The fourth bedroom has a window to the front.

Outside, a long driveway allows parking for three cars and leads to the garage, which has a remotely controlled up-and-over door. The front garden is mainly laid to lawn, with shrub borders. A gate to the side of the house leads through to the rear garden, which has a south-facing garden with views towards the golf course. It is mainly laid to lawn with an attractive pergola attached to the back of the house, a paved terrace and mature shrub borders.

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. Highlights in the calendar include the annual Watercress Festival in May and the Agricultural Show in September. 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.

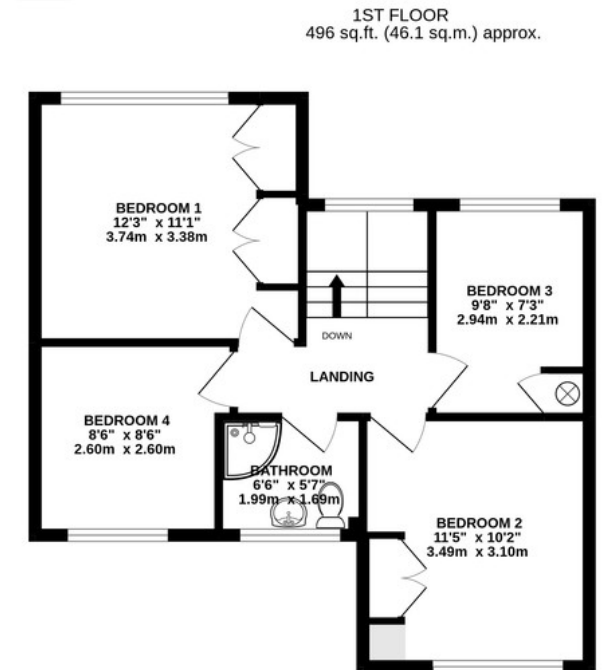
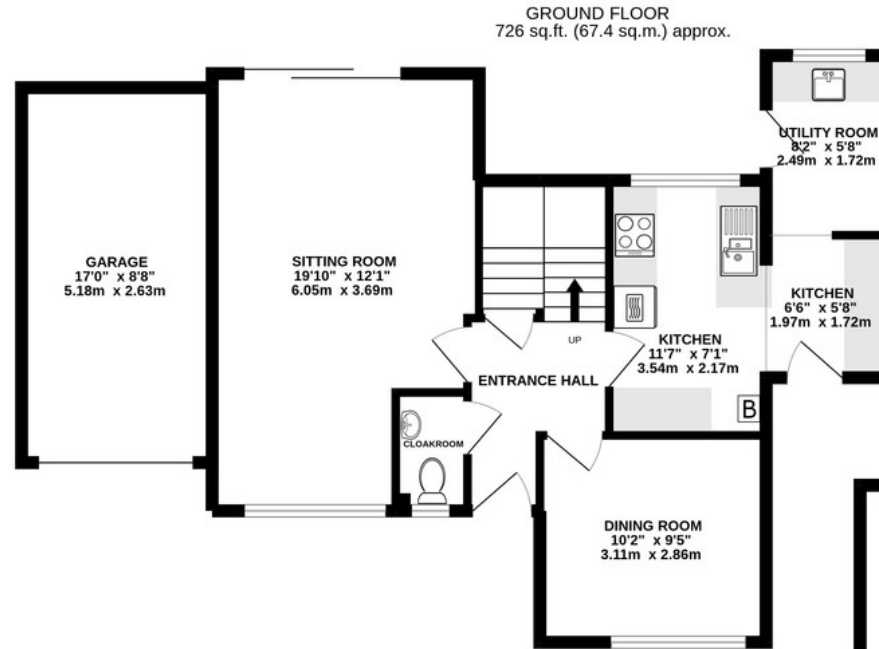
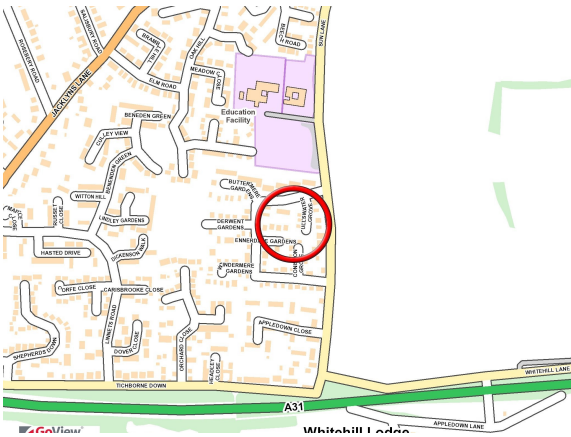


## SERVICES

We understand that all mains services are connected.

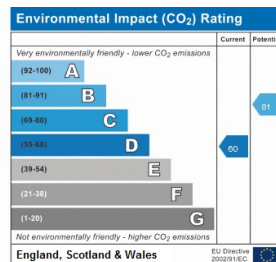
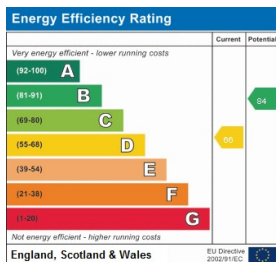
## LOCAL AUTHORITY INFORMATION

Winchester City Council  
Council Tax Band: E



**TOTAL FLOOR AREA : 1222 sq.ft. (113.5 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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