

Hellards



At home in Alresford

Avenue Villas, 44 Pound Hill

ALRESFORD, HAMPSHIRE, SO24 9BW

Asking Price £895,000

- Elegant Edwardian Townhouse
- Well-Proportioned Rooms and High Ceilings
- Central Location within Alresford
- Four Double Bedrooms and Two Bathrooms
- Attractive Low-Maintenance Garden
- No Onward Chain

A well-proportioned Edwardian townhouse with generous room sizes and high ceilings. Avenue Villas is set in an elevated position on Pound Hill in the town centre, and is conveniently located for the shops and facilities on West and Broad Street, which are just a short walk away.

The house is set over three floors and is approached via a wrought-iron gate and path to the front door. Stairs lead up from the entrance hall to the first floor. A door to the right opens to the sitting and dining rooms, which are open-plan thereby creating a large living and entertaining space. There is a wood burning stove in the dining room, and both rooms have wooden floors, high ceilings and period fireplaces, and there is a lovely bay window overlooking Pound Hill as well as access to the rear garden. The kitchen has fitted kitchen units and worktops, a range cooker and space for a table and chairs. It leads through to a utility room and cloakroom.

On the first floor there are three spacious double bedrooms, one of which has an en-suite shower room, and a bathroom at the end of the landing. Stairs lead up to a large loft room, from where there is a unique view of the town centre.





A gate to the side of the house leads through to an easily maintained garden to the rear. Parking is to the front of the property on an unrestricted strip of ground.

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 mains electricity, gas, drainage and water are connected.

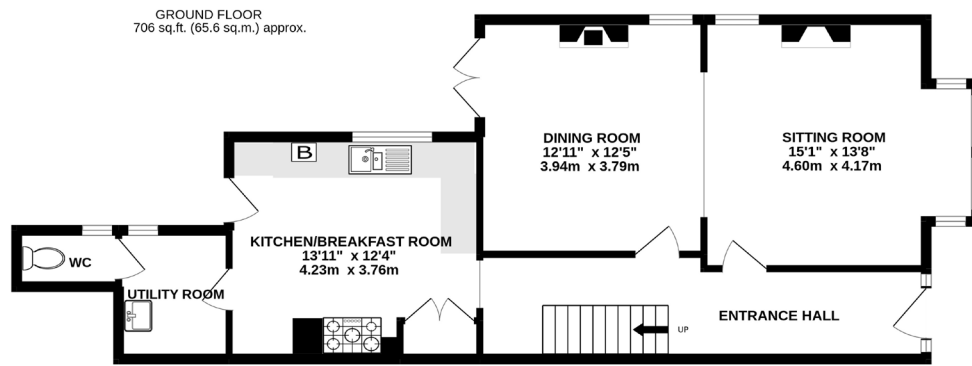
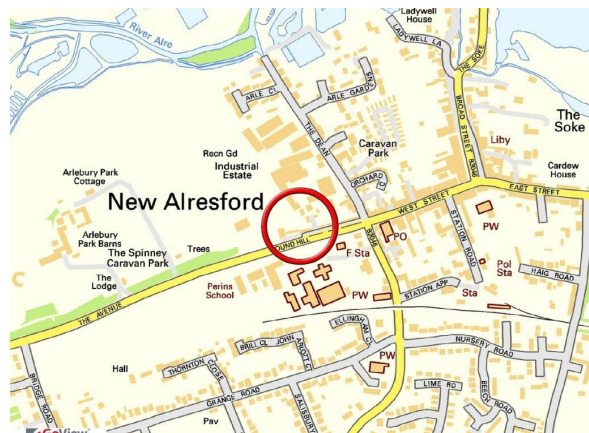
LOCAL AUTHORITY INFORMATION

Winchester City Council
Council Tax Band: E

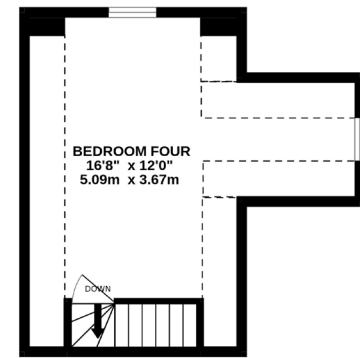
DIRECTIONS

From our office in Broad Street, turn right into West Street and follow to the crossroads at the bottom of the hill and continue up into Pound Hill. 44 Pound Hill will be found at the top of the hill on the right hand side.

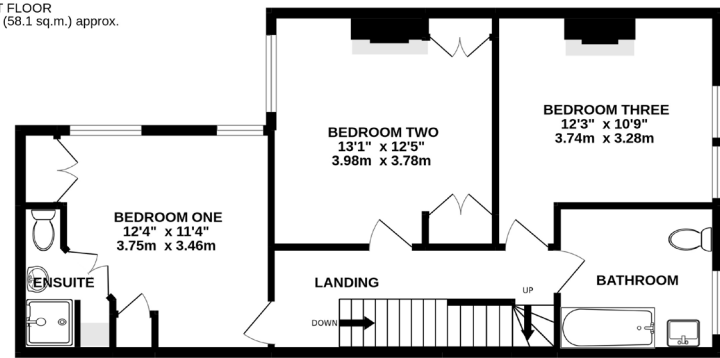




2ND FLOOR
267 sq.ft. (24.8 sq.m.) approx.



1ST FLOOR
626 sq.ft. (58.1 sq.m.) approx.



TOTAL FLOOR AREA : 1599 sq.ft. (148.5 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		72
(55-68)	D		
(39-54)	E	48	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.EPC4U.com			

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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.

