



8 Arle Gardens

Alresford | Hampshire | SO24 9BA

Asking Price of £465,000

- Extended Family House in Popular Close
- Walking Distance of Town Centre
- Large Amount of Living Space
- Three double bedrooms
- Garage and Off-Road Parking
- Pretty Garden to the Rear

A really spacious family home located in a popular road, within easy walking distance of the town centre. The house has been extended to provide additional ground floor space. There are three bedrooms, two of which are doubles, an extended dining room and kitchen, a garage and parking. No onward chain

The property is approached via a path, with the front door opening to the entrance hall, where there is a cloakroom and stairs to the first floor. A door opens to the extended kitchen, which has a range of floor and wall kitchen storage units and worktops, a separate extended dining room, with sliding doors to the garden and kitchen. An opening from the dining room leads through to the sitting room, which features an open fire.

On the first floor, door off the landing open to the bedrooms and bathroom. Bedroom one has a window overlooking the garden. Bedrooms two and three are at the front of the house. The shower room is at the rear of the house and has a shower cubicle, wash hand basin and a wc.



Outside, there is a garage with an up-and-over door and parking to the front. A lobby links the garage with the house and leads through to the rear garden. The garden is mainly laid to lawn, with flower and shrub borders, a paved seating area adjoining the rear of the house, and a garden shed.

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.

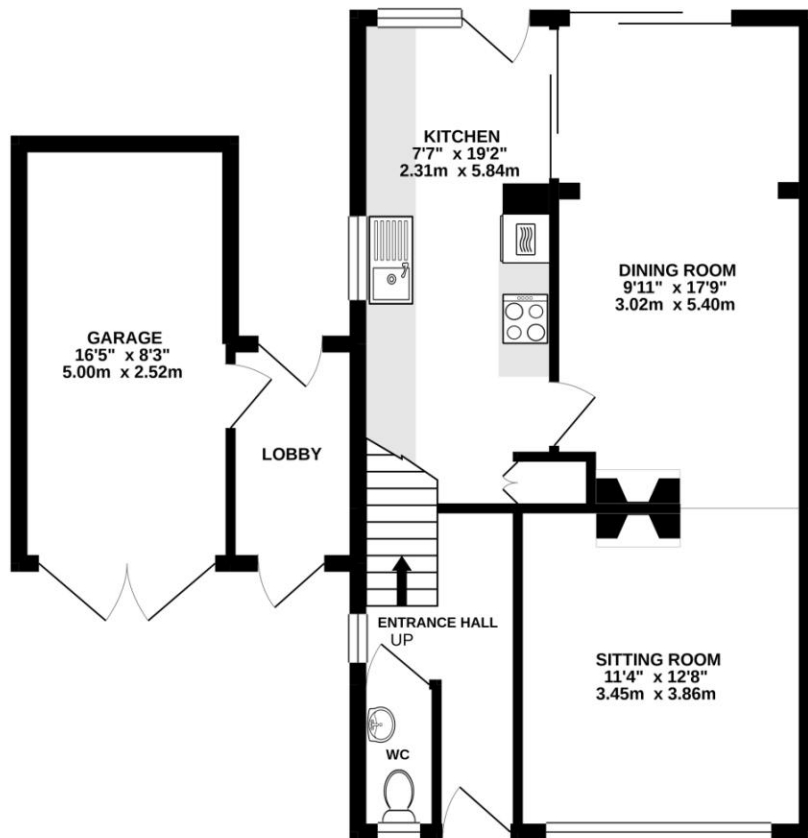
LOCAL AUTHORITY INFORMATION

Winchester City Council

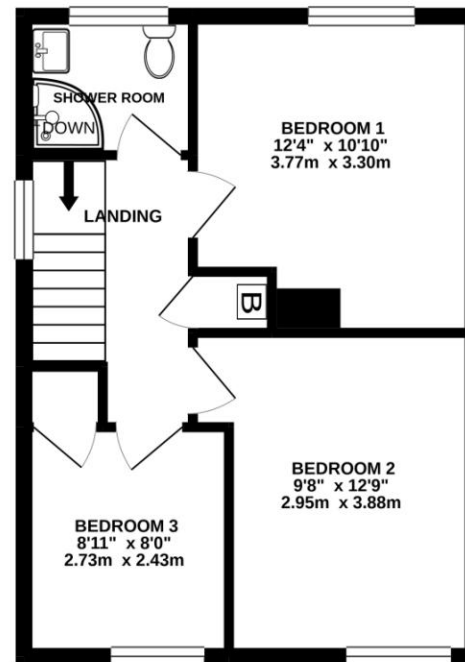
Council Tax Band: D



GROUND FLOOR
726 sq.ft. (67.4 sq.m.) approx.

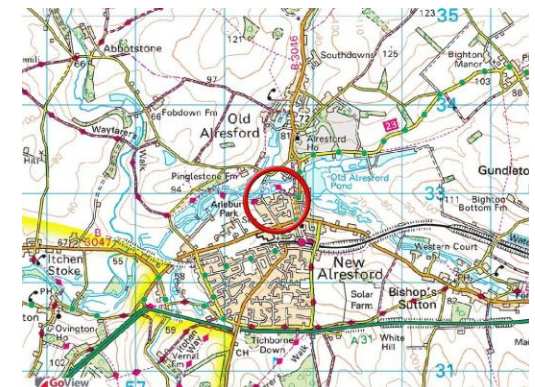
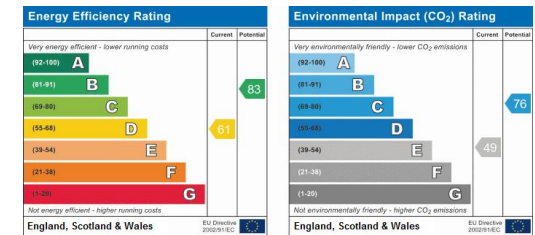


1ST FLOOR
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA : 1162 sq.ft. (107.9 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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DIRECTIONS

From our offices in Broad Street, head down West Street and turn right into The Dean. After about 330m, turn right into Arle Gardens. Continue ahead, where No. 8 will be found on the left hand side.



No. 11 Broad Street, Alresford,
Hampshire SO24 9AR
Tel: 01962 736333
Email: sales@hellards.co.uk

www.hellards.co.uk

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