

  
Hellards



*At home in Alresford*



# Homelea, 8 Pound Hill

ALRESFORD, HAMPSHIRE, SO24 9BW

## Guide Price £695,000

- Charming Victorian House
- Central Alresford Location
- Large Garage and Courtyard Garden
- Two Double Bedrooms and 2 Bath/Shower Rooms
- Separate Sitting Room and Dining Room
- Modern Fitted Kitchen

A charming Victorian home in the centre of the market town of Alresford, located just moments from the shops and facilities in the centre of the town.

The house is well-presented throughout, and has two double bedrooms and two bath/shower rooms, as well as separate sitting and dining rooms, and a fitted kitchen. There is a delightful courtyard garden to the rear, and a large garage which is accessed via a shared driveway to the side of the house. The front door opens into a small lobby, where there is a storage cupboard housing the meters. A door opens to the sitting room, which has an attractive bay window, a coal-effect gas fire in a cast iron surround and slate hearth. Double doors open to the dining room, where there are stairs to the first floor, fitted bookshelf storage and French doors to the garden. The kitchen has fitted kitchen units with granite worktops, an inset sink, an electric range cooker with a gas hob and filter hood above, integrated appliances and slate-effect tiled flooring.







Upstairs, on the landing is a loft access hatch. The main bedroom is at the front of the house and has several built-in wardrobes, as well as an en-suite shower room, which has a modern white suite. The second double bedroom has built-in wardrobes and a view of the garden. There is a pretty courtyard garden to the rear of the house, which has been designed to require little maintenance. A small paved terrace adjoins the rear of the house, with an area of decking and an outside tap. The garden is enclosed by brick walling, with a gate allowing to the shared access drive which leads to the garage at the rear of the garden. The access drive has gates and is owned by No. 10 Pound Hill.

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**

Mains water, electricity, gas and drainage connected.

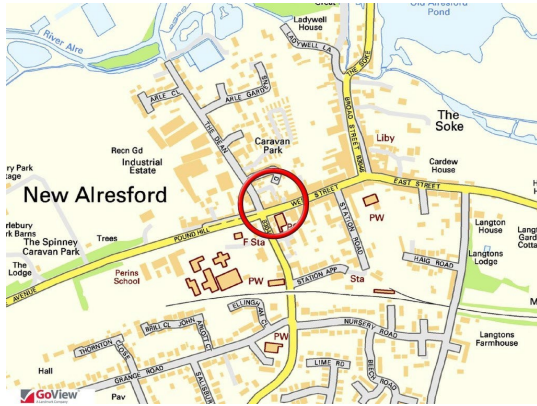
### **LOCAL AUTHORITY INFORMATION**

Winchester City Council

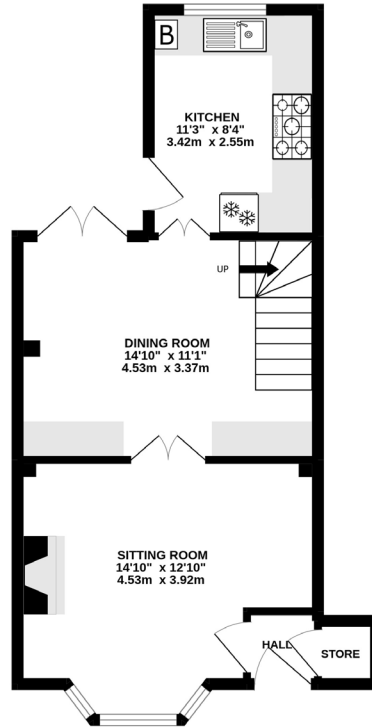
Council Tax Band: E

### **DIRECTIONS**

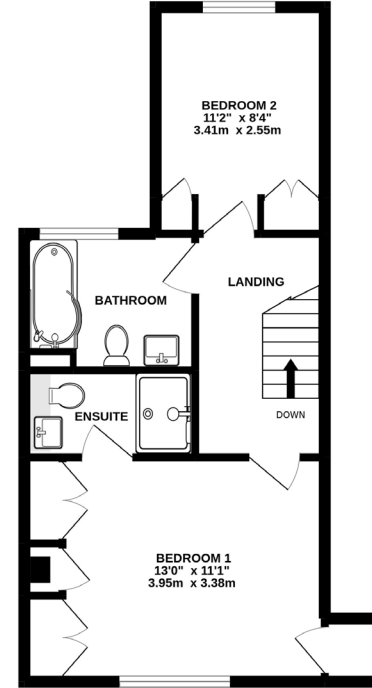
From our office in Broad Street, turn right into West Street and follow to the crossroads at the bottom of the hill and continue up into Pound Hill. No. 8 Pound Hill will be found on the right hand side.



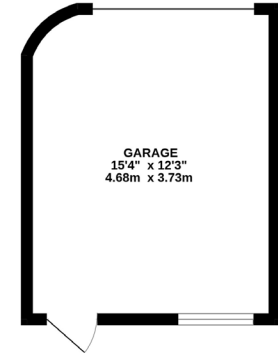
GROUND FLOOR  
434 sq.ft. (40.3 sq.m.) approx.



FIRST FLOOR  
430 sq.ft. (40.0 sq.m.) approx.



1ST FLOOR  
187 sq.ft. (17.4 sq.m.) approx.



TOTAL FLOOR AREA : 1051 sq.ft. (97.6 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	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
70	84
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.

