

  
Hellards



*At home in Alresford*



## 2 Dorian Grove

ALRESFORD, HAMPSHIRE, SO24 9QR

### Guide Price £475,000

- Open Plan Kitchen/Dining/Conservatory
- Three Bedrooms
- Pretty Rear Garden
- Driveway Parking for Three Cars
- Cul-de-Sac Location
- Shop and Bus Stop Nearby
- No Onward Chain

A lovely semi-detached house in this popular cul-de-sac location, on the western edge of the town centre. This property has been extended to the rear, creating an open plan kitchen/dining area into a conservatory that is well-suited for modern lifestyles. The house is well presented throughout and has a good flow to the accommodation.

The front door opens to the entrance hall, with stairs to the first floor. To the right is the spacious sitting room, with wooden flooring, open fireplace and alcove storage. The heart of the home is the fabulous, open-plan kitchen/dining area, which enjoys wonderful views over the pretty rear garden. The kitchen has an extensive range of wall and base units with worktops over and a useful breakfast bar. The ground floor cloakroom has been fitted with a Victorian style w/c and high level cistern.

Upstairs, there are three good sized bedrooms, two of which have built-in wardrobes, and a further single bedroom/study. The family bathroom has been beautifully fitted with a white three piece suit.







Outside, the driveway allows parking for up to two cars to the front. The outbuilding at the head of the driveway provides storage space for bikes and garden furniture and at the rear of the outbuilding is a utility area with power and plumbing for washing machine and tumble dryer. The pretty rear garden has a circular lawn and is well stocked with ornamental shrubs and mature plants and has a raised terraced seating area, with steps up to a garden shed and secluded seating area.

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 mains water, electricity, gas and drainage services are connected.

### **LOCAL AUTHORITY INFORMATION**

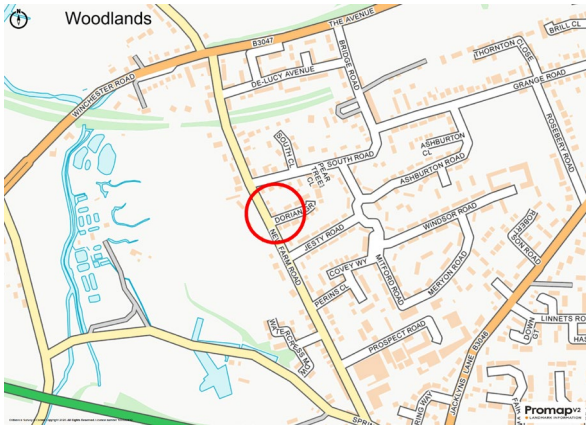
Winchester City Council  
Council Tax Band: D

### **DIRECTIONS**

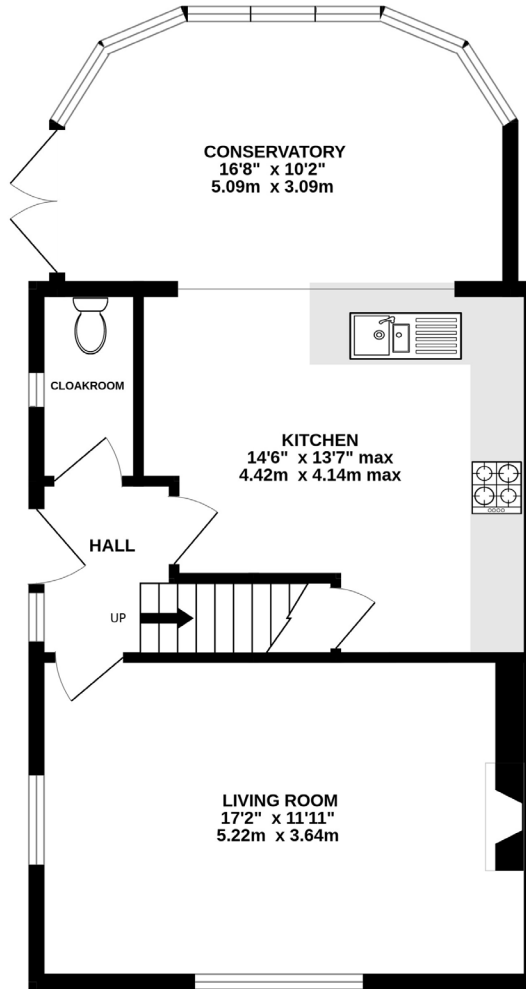
From our office on Broad Street, turn right into West Street. Continue ahead, going along The Avenue, and turn left into New Farm Road. Continue along and take the third turn on the left into Dorian Grove. No. 2 is the second property on the left hand side.







GROUND FLOOR  
613 sq.ft. (56.9 sq.m.) approx.

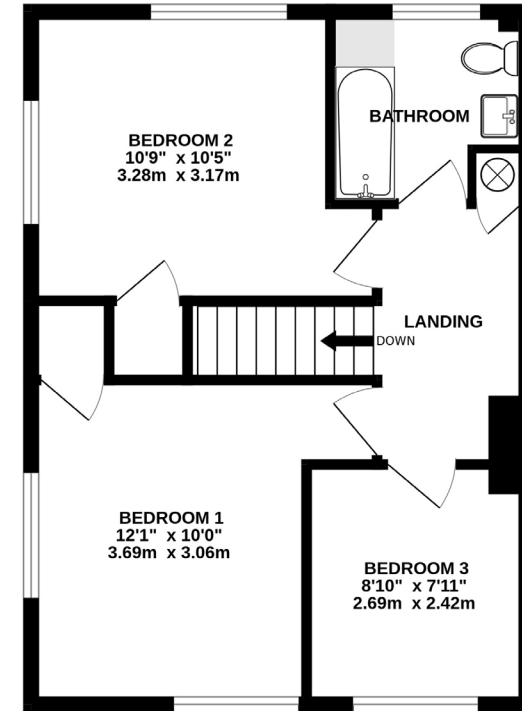


TOTAL FLOOR AREA : 1074 sq.ft. (99.8 sq.m.) approx.

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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1ST FLOOR  
461 sq.ft. (42.8 sq.m.) approx.



### Energy Efficiency Rating

	Current	Potential
Very energy efficient – lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>		
(39-54) <b>E</b>	53	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient – higher running costs		
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.