



66 THE DEAN

Alresford, Hampshire, SO24 9BD

Carter Jonas

66 THE DEAN, ALRESFORD, HAMPSHIRE, SO24 9BD

- Sitting room
- Dining room
- Kitchen
- Study
- Two bedrooms
- Bathroom
- Downstairs w/c and shower room
- Generous rear garden

DESCRIPTION

A charming home with many period features, that has been beautifully cared for by the current owners. The accommodation comprises an entrance hall which leads onto a sitting room with open fireplace with stone surround, exposed floorboards and a bay window overlooking the front garden. The dining room is to the rear, with a pretty Victorian fireplace and access onto both the study and the kitchen. The kitchen has a range of base and eye level units and space for a range cooker, and leads onto a rear store cupboard and downstairs shower room. The study is an excellent room, being light and airy and providing a very flexible area for office space or additional reception space. There are two double bedrooms on the first floor, both with built in storage, and a family bathroom.

OUTSIDE

Externally, the garden is a good size, with a patio area immediately to the rear of the house, and various seating areas thoughtfully arranged to ensure maximum sunlight for al fresco entertaining. The remainder of the garden is a combination of gravelled areas and beds and borders, with space for additional storage sheds / outbuildings if required.

AN ELEGANT PERIOD HOME IDEALLY LOCATED FOR BOTH THE AMENITIES OF ALRESFORD AND THE SURROUNDING COUNTRYSIDE



LOCATION

Alresford is a small market town known for its delightful Georgian centre. From The Dean it is possible to connect with various footpaths and explore the watercress beds, the River Alre, and to either access the town centre with ease or to venture further into the delightful surrounding countryside. The town has a wide range of facilities including specialist shops, boutiques, restaurants, schools for all ages, churches and hotels. The Watercress Line, managed by enthusiasts runs from Alresford to Alton. Mainline railway stations to London/Waterloo are at the Cathedral city of Winchester or Alton. Access to M3 (J6) is 7 miles away.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Mains electricity, drainage and water. Gas central heating.

Local Authority: Winchester City Council

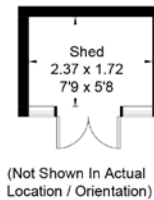
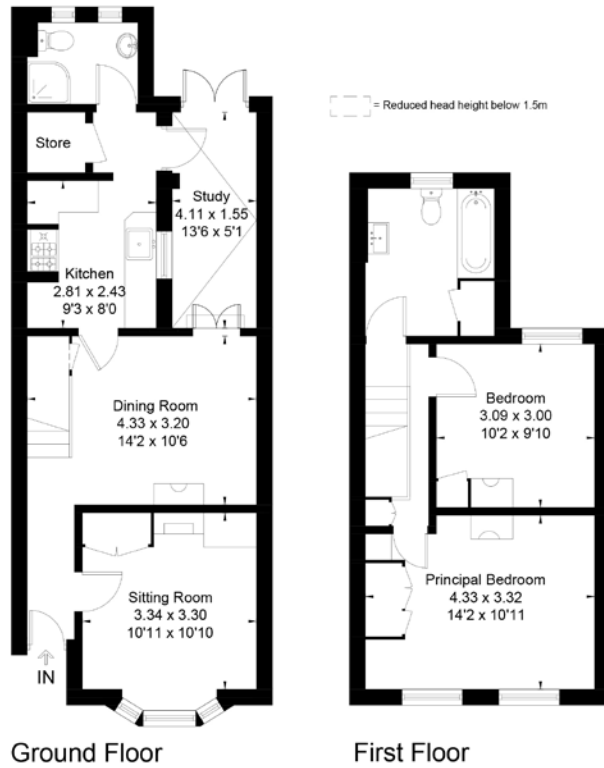
Council Tax: Band C

Broadband: Fibre to the Cabinet (FTTC). For internet and mobile services check Ofcom's website.

Viewings: Strictly by appointment through the agent, Carter Jonas, 01962 842742



The Dean Alresford, SO24
 Approximate Area = 933 sq ft / 86.7 sq m



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #106109

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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