



ALRESFORD ROAD, CHERITON, SO24
£2,500 per month*

Carter Jonas

ALRESFORD ROAD, CHERITON, ALRESFORD, HAMPSHIRE, SO24

- Large sitting room • Dining area
- Kitchen/breakfast room • 3 Double bedrooms
- Study/bedroom 4 • 3 Bathrooms
- Utility room • Parking

THE PROPERTY

The Georgian market town of New Alresford with a range of independent shops is under a 3 mile drive away and the amenities and railway stations of Winchester and Alton are 8 miles and 14 miles away respectively.

The property offers a good size sitting room with French windows to the south facing garden behind and a log burner open plan to the dining area. The kitchen has a range of high specification white gloss eye and base level units with granite work tops and integrated dishwasher, electric cooker, two drawer Hotpoint fridge and full length freezer. There is an oil fired Rayburn.

The breakfast area has French windows to a terrace behind.

The main bedroom has built in wardrobes and French windows overlooking the lake. There is an ensuite bathroom with vanity unit, bath and separate shower cubicle. There is a further double bedroom and bedroom 4/study. The second bedroom is accessed through the sitting room and is a large double room which could also be used as a home office/annexe for an au pair/housekeeper. It leads to a utility room and shower room.

The house is accessed up a shared drive with one other property with parking for a number of cars.

There are lovely gardens to the side and rear of the property with exclusive use and access to the front garden. A gardener is included in the rent to carry out necessary maintenance and pruning but the Tenant is responsible for mowing the lawns.

We regret this property is not suitable for young children due to a pond and stream in the garden.

A deceptively spacious 3 / 4 bedroom bungalow tucked away in this popular village with a stream running through the garden and a large lake. There is a popular pub with its own microbrewery in the village.



ADDITIONAL INFORMATION

Tenancy Term The property is offered for a initial term of 12 months with a break clause operable from the 6 month point.

Services Mains electricity, metered mains water. Septic tank. Oil heating

Local Authority Council Tax: Band F - check with Winchester City Council for current charges.

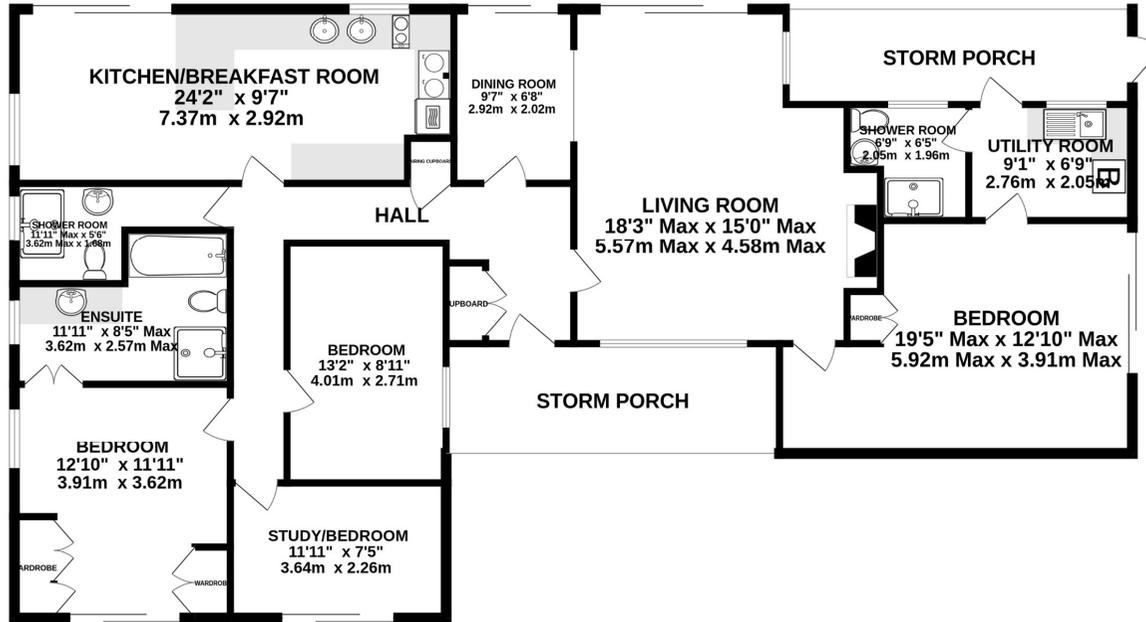
Deposit Details Holding deposit of 1 month's rent = £576
Deposit equivalent to 5 weeks' rent @£2,500pcm = £2,884

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		97
(81-91) B		
(69-80) C		
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



GROUND FLOOR
1704 sq.ft. (158.3 sq.m.) approx.



TOTAL FLOOR AREA: 1704 sq.ft. (158.3 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.
Made with Metropix ©2023



T: 01962 876838

9a Jewry Street, Winchester, Hampshire, SO23 8RZ

E: winchester-residentiallettings@carterjonas.co.uk



Exclusive UK affiliate of

CHRISTIE'S
INTERNATIONAL REAL ESTATE

Classification L2 - Business Data

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or a separately available material information sheet, and we would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities, or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers or prospective tenants must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us. *Administration fees may apply depending on tenancy type. Please contact your local branch for this information.