



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.

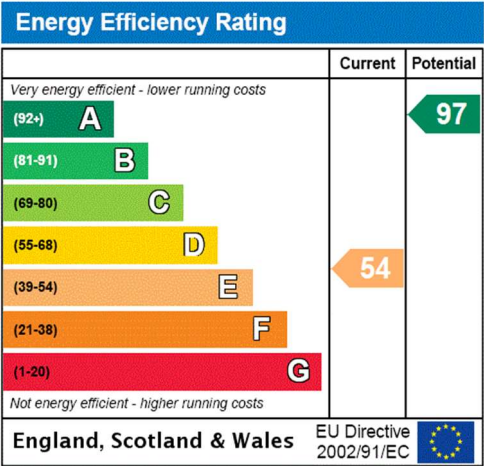
We regret this property is not suitable for young children due to a pond and stream in the garden.

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.

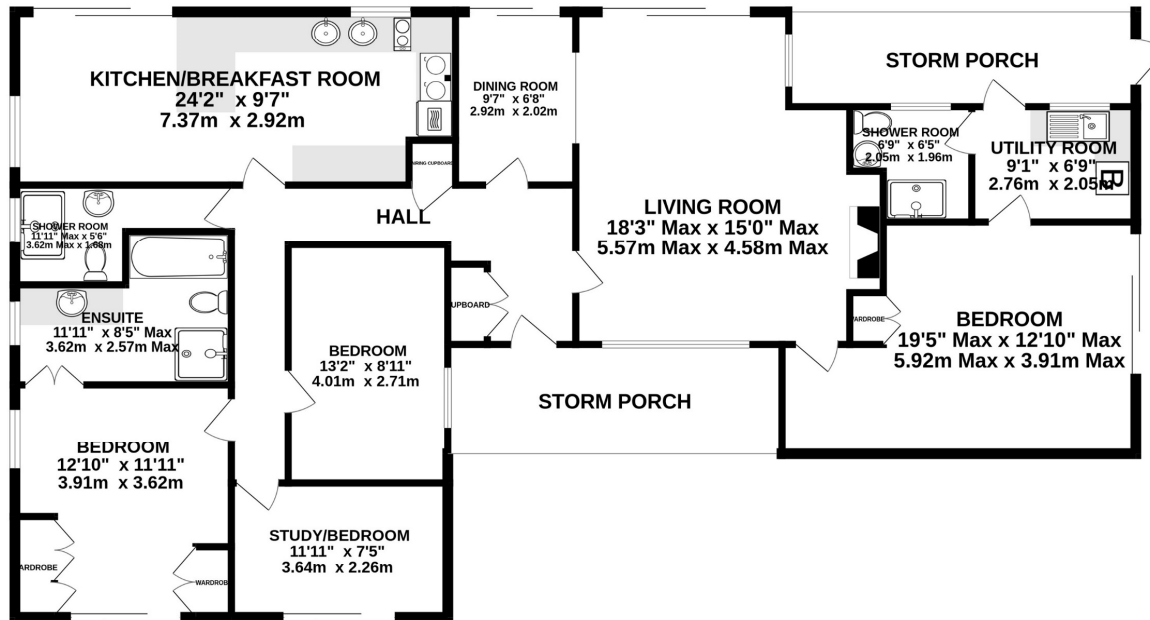


ADDITIONAL INFORMATION

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



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.
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