



*At home in Alresford*

# 8 Links Cottages, Tichborne Down

ALRESFORD, , SO24 9PA

## Asking Rent £ 1,400 PCM

- EPC Rating C
- Holding Deposit £323.07
- Deposit £1615.35
- Council Tax Band D
- Period Cottage
- Sitting Room and Dining Area
- Kitchen with Rear Access French Doors
- Garden
- Off Road Parking



A two bedroom character cottage on the southern fringe of the town, close to open countryside and the golf course. The property has been extended at the rear, providing useful additional space.







A charming home situated on the southern fringe of the town, with access to miles of country walks almost on the door step. There is a regular bus service on Jacklyns Lane nearby to Alton, Winchester and Petersfield nearby and the town centre. Local schools are within a reasonable walk.

The house has been extended to the rear, which provides additional ground floor space including a sizeable kitchen/breakfast room, as well as separate sitting and dining rooms, which are divided by the feature central staircase. Additional features include a replacement combination gas boiler, a large bathroom and a utility area.

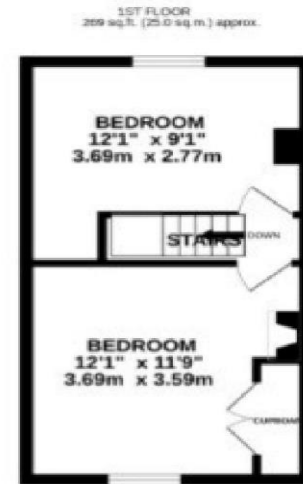
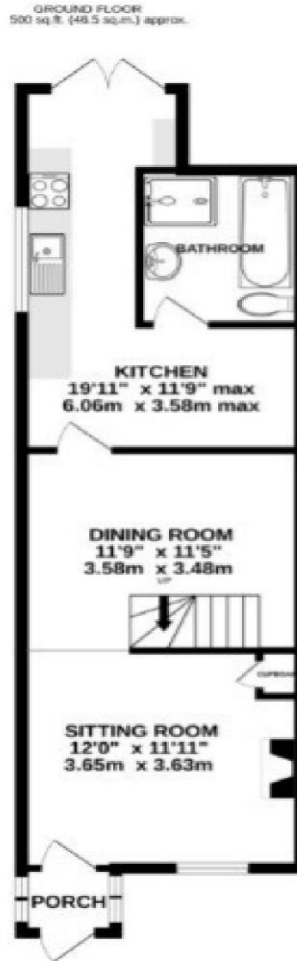
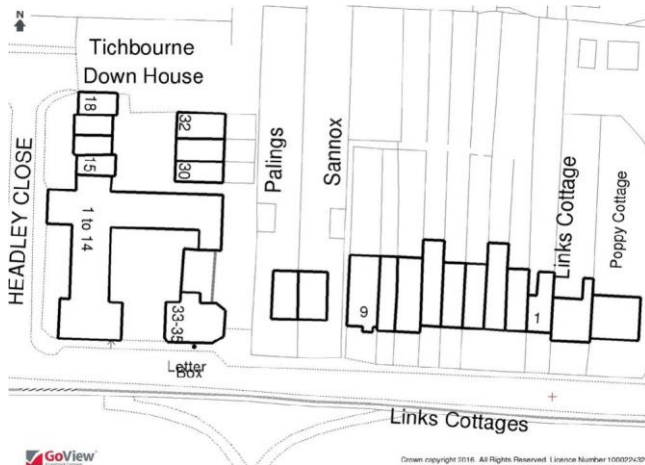
The property is approached across a cottage style garden to an enclosed porch. The front opens to a delightful sitting room with an open fireplace. An opening leads through to the dining area, and on into the extended kitchen/breakfast room. There is a utility area and a modern bathroom with a bath and separate shower cubicle.

Upstairs there are two well proportioned bedrooms. The main bedroom is at the front of the property and has built-in wardrobes. Bedroom two has a view of the garden.

Outside, the rear garden is mainly laid to lawn, with a patio adjacent to the house. There is off-road parking to the front.

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. Highlights in the calendar include the annual Watercress Festival in May and the Agricultural Show in September. 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.





TOTAL FLOOR AREA: 770 sq.ft. (71.5 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other details 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 is given as to their operability or efficiency can be given.  
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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92-100 <b>A</b>		
81-91 <b>B</b>		<b>89</b>
69-80 <b>C</b>	<b>74</b>	
55-68 <b>D</b>		
39-54 <b>E</b>		
21-38 <b>F</b>		
1-20 <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### DIRECTIONS

From our offices in Broad Street, turn left into East Street and then right into Sun Lane. Follow the road around for approximately a mile and at the end continue right around the bend and into Tichborne Down. 8 Links Cottages will be found a short distance along on the right.

**No. 11 Broad Street, Alresford, Hampshire, SO24 9AR**

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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.

