

Hellards



At home in Alresford

1 Nythe Cottages

ALRESFORD, HAMPSHIRE, SO24 9DZ

Asking Rent £ 1,200 PCM

- EPC Rating E
- Holding Deposit £276.92
- Deposit £1,384.60
- EPC Rating Awaiting Determination
- Brick and Flint Character Cottage
- Recently Refurbished
- Delightful Rural Location
- South Facing Garden
- Off Road Parking
- Two Bedrooms



A recently refurbished cottage located just 5 minutes' drive from Alresford, in a beautiful semi-rural area. There is a south-facing, lawned garden and a parking space. The accommodation comprises a kitchen/dining room, sitting room, two double bedrooms and two shower rooms.



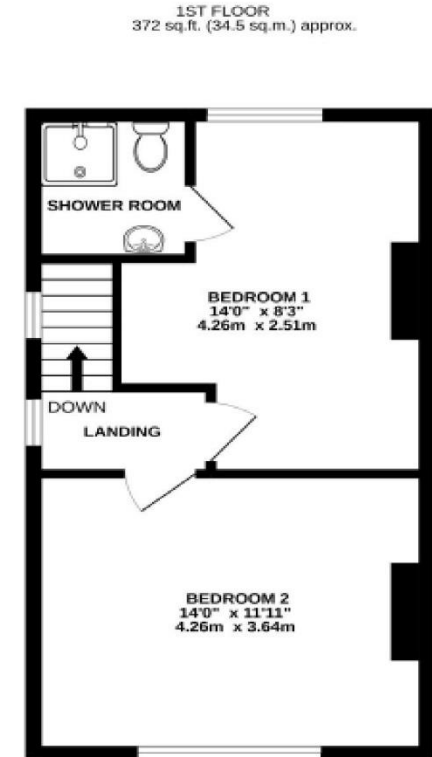
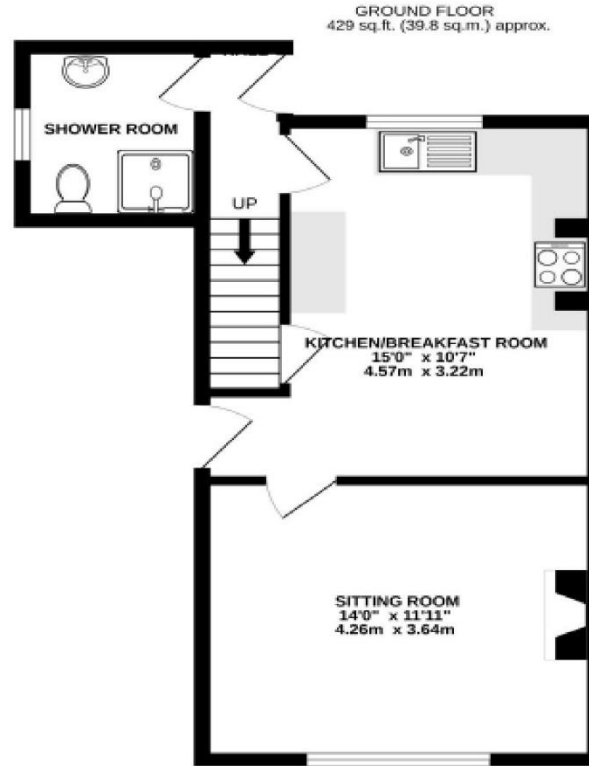
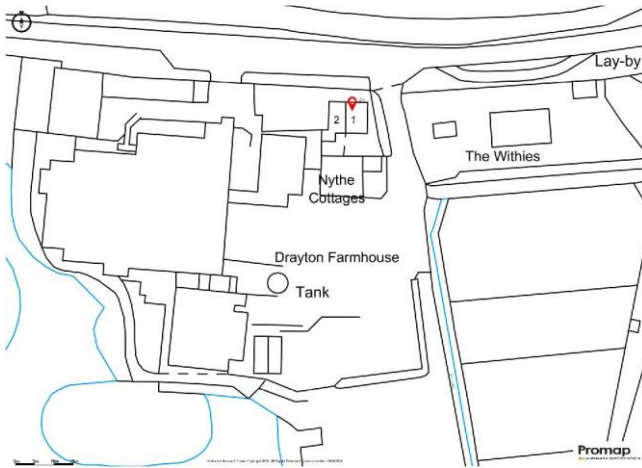


The cottage is approached via a path to the side. A door opens to the spacious kitchen/breakfast room, where there is a fitted kitchen with a view of the garden from the kitchen window, and a dining area. A door enables access to a shower room, and stairs to the first floor and door to the garden. Upstairs, there is a small landing, and a door to the main bedroom, which is a double room with a view of the garden and its own en-suite shower room. There is a second, larger double bedroom at the front of the property.

Outside, there is a parking space to the front of the cottage. The piece of grass which houses the shared cesspit is owned by the adjoining cottage. A path leads around to the side to the cottage allowing access to the south-facing, lawned garden. There is an outbuilding with power and light, which could be used as an office.

Old Alresford, with a village green and village hall at its centre, lies at the southern end of the Candover Valley in the middle of farming communities and the famous watercress beds. There are a wide variety of walks and cycle rides from the doorstep. Old Alresford has a strong village community, with its church, dramatic society, summer fayre, bonfire celebrations, cricket club and village events. The town of New Alresford lies within a mile to the south, 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, churches and an active community. The cathedral city of Winchester is just a few miles away and there is easy access to the south coast, the Midlands and London via the road network. There is mainline rail access to London from Winchester or Basingstoke.





TOTAL FLOOR AREA : 800 sq.ft. (74.4 sq.m.) approx.
While 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 on 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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DIRECTIONS

From our office in Broad Street, continue down the hill bearing right through The Soke and head out of the town in a northerly direction. After a few hundred metres turn right into Bighton Lane following a sign to Bighton. The Nythe will be found on the right hand side after just under half a mile.

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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92-100) A	85	(92-100) A	85
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England, Scotland & Wales EU Directive 2002/91/EC		England, Scotland & Wales EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

