


Hellards



At home in Cheriton

13 Raebarn Close, Cheriton

ALRESFORD, HAMPSHIRE, SO24 0QE

Asking Rent £ 1,800 PCM

- Energy Performance Rating E
- Holding Deposit £415.38
- Deposit £2,076.90
- Council Tax Band E
- Village Location
- Three Bedrooms
- Sitting Room Overlooking the Garden
- Dining Hall
- Shower Room
- En-Suite Bathroom
- Double Garage
- Pretty Garden



A superbly presented detached bungalow with garden and garaging.





From the dining hall, there are doors to the principal rooms. The kitchen / breakfast room has a range of country-style units, an oven and an induction hob. There is a door though to the utility room. The sitting room is a good size, with patio doors opening out onto the patio and garden. The master bedroom overlooks the garden, and has the benefit of a modern en-suite bathroom. There are two further bedrooms, with bedroom three accessible through bedroom two. Finally, there is a separate shower room.

There is a useful double garage, which is accessible from the kitchen, and driveway parking. The garden is mainly laid to lawn, with mature borders and a patio area.

Standard broadband is available (source: Ofcom). There is a limited mobile signal from O2, Three and EE, and no signal from Vodafone (source: Ofcom).

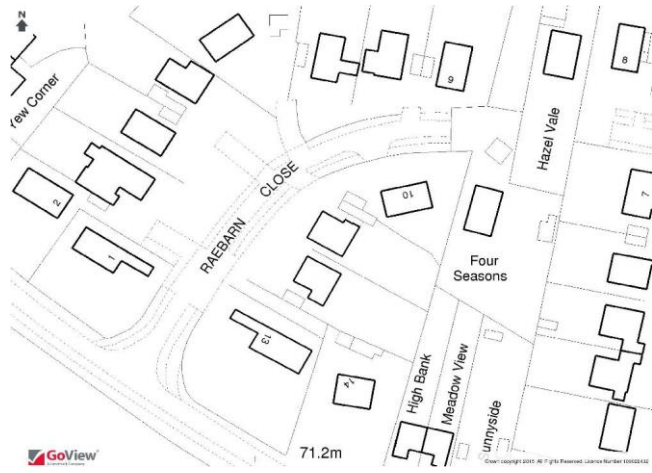
The property has oil central heating. Please note that the Rayburn does not function.

Cheriton is a sought after village located in the beautiful South Downs National Park. There is good walking in several directions from the doorstep one of which is to the village pub, with another pub nearby in Tichborne. The village has an Ofsted 'outstanding' primary school, a shop and post office, cricket and tennis clubs, an amateur dramatics society and much more. Cheriton is located just a few minutes' drive from the popular market town of Alresford and has good road access to Winchester and beyond.

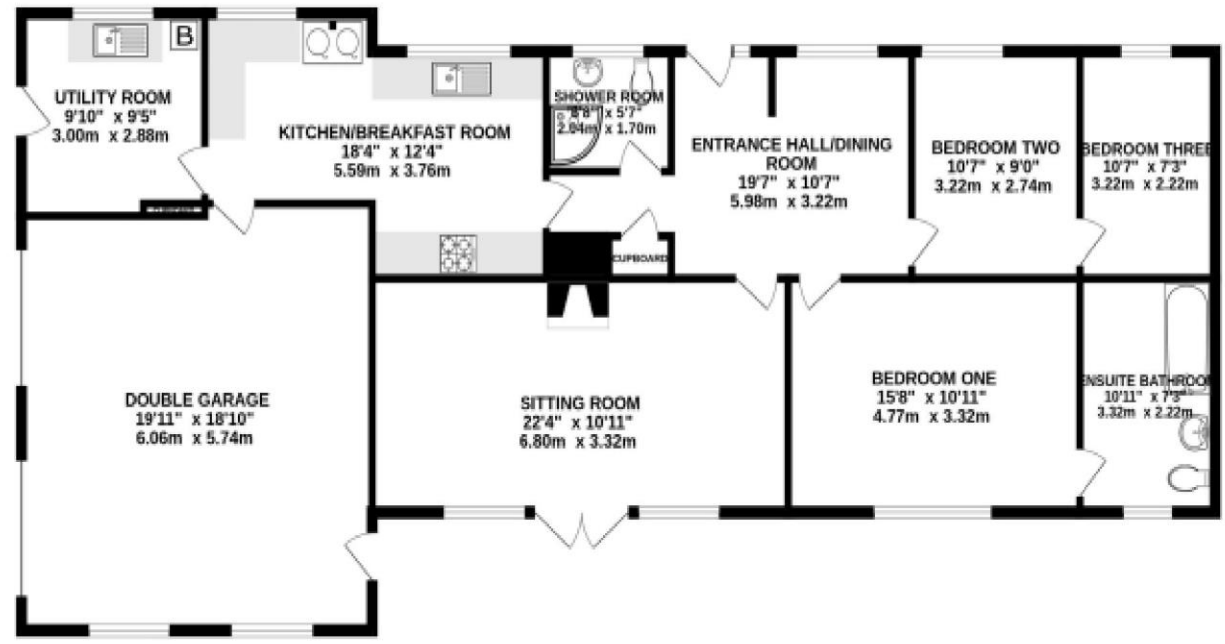


DIRECTIONS

over the A31 bypass, past the golf club and continue along into Cheriton. Proceed along the main road all the way through the village. As you pass a newly-built bungalow on the right in the water meadows, Raebarn Close will be found on the left hand side. No. 13 is the first property on the right.



GROUND FLOOR 1497 sq.ft. (139.1 sq.m.) approx.



TOTAL FLOOR AREA: 1497 sq.ft. (139.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C		76
55-68 D		
39-54 E	46	
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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.

