



40 Nursery Road, New Alresford, SO24 9JR
Guide Price £475,000 Freehold



40 Nursery Road, Alresford

3 Bedrooms, 1 Bathroom

Guide Price £475,000

- Beautifully presented semi detached family home in popular residential road in Alresford
- Striking kitchen/dining room with doors to garden
- Sitting room with woodburning stove inset into limestone fireplace
- Cloakroom and utility room
- Three bedrooms, two of which have fitted cupboards, and modern family bathroom
- Attic space with power, light, eaves storage and Velux windows to front and rear
- Landscaped front garden with brick pathway, lawns and flowering shrubs
- Westerly facing rear cottage style garden with raised borders and door to garage
- Walking distance of Alresford high street with Georgian shop fronts and log fired pubs
- In catchment for Sun Hill Infant and Junior Schools and Perins Senior School
- Council Tax Band D; EPC Band C



**40 NURSERY ROAD
ALRESFORD, SO24 9JR**

Attractive semi detached family home in the heart of Alresford, believed to date from around 1968.

This area of Alresford was an orchard for many years, before being developed into a large development of housing with roads names alluding to its past such as Nursery Road, Orchard Road, and many roads named after trees. .

Tucked back from the road, and set around a large open space, this semi detached house has been in the current family's ownership since 2009.

During that time, it has been significantly extended to the front and rear, creating a large welcoming hallway to the front enabling ample space for coats.

From here, there are stairs to the first floor, and a door leading to the sitting room.

The sitting room is a wonderful welcoming room with large window to the front garden, a woodburning stove inset into a limestone fireplace, and alcoves to either side.

From the sitting room, part glazed and panelled double doors lead into the kitchen/dining room, enabling a room which is filled with light courtesy of windows from both the east and westerly aspects.





KITCHEN/DINING ROOM However the heart of this home is the striking kitchen/dining room, beautifully extended offering copious amounts of storage under black granite worksurfaces, sitting under twin Velux windows filling the room with light from the westerly aspect. There is room for full sized fridge and freezer, space for a 90cm Rangemaster, and integrated dishwasher. Glazed double doors open into the westerly facing low maintenance garden. From here there is a **Utility Room** with wc, basin, Worcester gas boiler, and space and plumbing for a washing machine.





FIRST FLOOR: Upstairs there are two double bedrooms, each with a fitted wardrobe cupboard, and a good sized single bedroom (currently used as an office). The modern **family bathroom** has a bath with shower over and hair-washing attachment, and basin inset into further cupboards under a blue stone worksurface, offering excellent storage. The landing itself has a small linen cupboard, fitted wardrobe with cupboard over (formerly where the hot water tank would have been). There is a hatch to the attic with modern folding wooden ladder for ease of access.

The **attic space** is boarded and carpeted, has Velux windows, and eaves cupboards; however, it does not have any building regulations for use as legitimate habitable space.





LOCATION: Nursery Road is set within the beautiful Georgian market town of Alresford, renowned for its colour-washed shop fronts featuring an array of independent shops. The town is historically known for its origins for watercress, for which it holds the renowned Watercress Festival each day, and The Watercress Line steam railway is a much-loved feature within Alresford, running steam trains most days of the week between Alresford and Alton.

There is a well-regarded GP surgery and dental practices within the town, and a weekly produce market each Thursday. There are log fired pubs both within the town itself and in most villages which surround it, including the Tichborne Arms in Tichborne, and The Flowerpots Inn (known locally as 'The Pots') in Cheriton.

The Alresford Agricultural Show is traditionally held on the first Saturday in September and is a fun day out for all the family. A lesser-known fact is that a funfair arrives in Broad Street in Alresford on a Thursday in October. Its origins are believed to go back centuries, and it arrives for one day only, running for the afternoon and finishing by midnight. By the next day, there is barely a sign that it has even been there!



USEFUL INFORMATION

40 Nursery Road: Original property is understood to date from c1968, bought by current owners in 2009 and subsequently undergone a programme of extensions in 2009. This included adding an enclosed porch area to the front, and a large kitchen extension to the rear. From the first floor landing, a large hatch gives access via a wooden ladder to the attic which, whilst not having regulations to be official habitable space, is good storage, with power points, lighting, Velux windows to front and rear, and copious eaves storage

IMPORTANT AND PLEASE NOTE: *Sam and Nony Kerr-Smiley hereby declare that they have a personal interest in 40 Nursery Road, specifically they are the owners of the property. This interest is being disclosed in accordance with the Estate Agents Act 1979 and the Consumer Protection from Unfair Trading Regulations 2008.*

Vicinity: This area of Alresford was an orchard for many years, before being developed into a large area of housing with road names alluding to its past such as Nursery Road, Orchard Road, and many roads named after trees.

Heating: Gas central heating (new Worcester Bosch boiler installed in 2024, serviced in 2025). Wood burning stove in the sitting room, with Hetas certificate on file. Gas safety Certificate applied for, with visit booked for 30.06.2025. **Electrics:** new electrical certificate has been applied for and visit booked in for 30.06.2025.

SERVICES: Mains water, drainage, electricity and gas. **Tenure;** Freehold. Council Tax Band D, EPC Band C.

Construction: Original property was red brick and block under a tiled roof, with modern extensions in 2009. **Parking:** Parking in front of garage, and good street parking.

Broadband: (Source: Ofcom) Ultrafast broadband is available in this area, with 1000mbps download and 1000mbps upload.

Flood risk: (Source: Govt Environment Agency) Very Low risk from ground and surface water, rivers, seas and reservoirs.

COMMUTING: A regular train service to London Waterloo runs from both Winchester and Alton railway stations. **Bus Service:** There is a regular bus service from Alresford to both Winchester and Alton.

SCHOOLS: It is enviably in catchment for both Sun Hill Infant and Junior Schools and Perins Academy (senior school). 6th form education can be found at both Peter Symonds 6th Form College and Alton College. Nearby independent schools include Winchester College, St Swithuns, King Edward VI, and preparatory schools such as The Pilgrims School, Twyford School and Princes Mead.





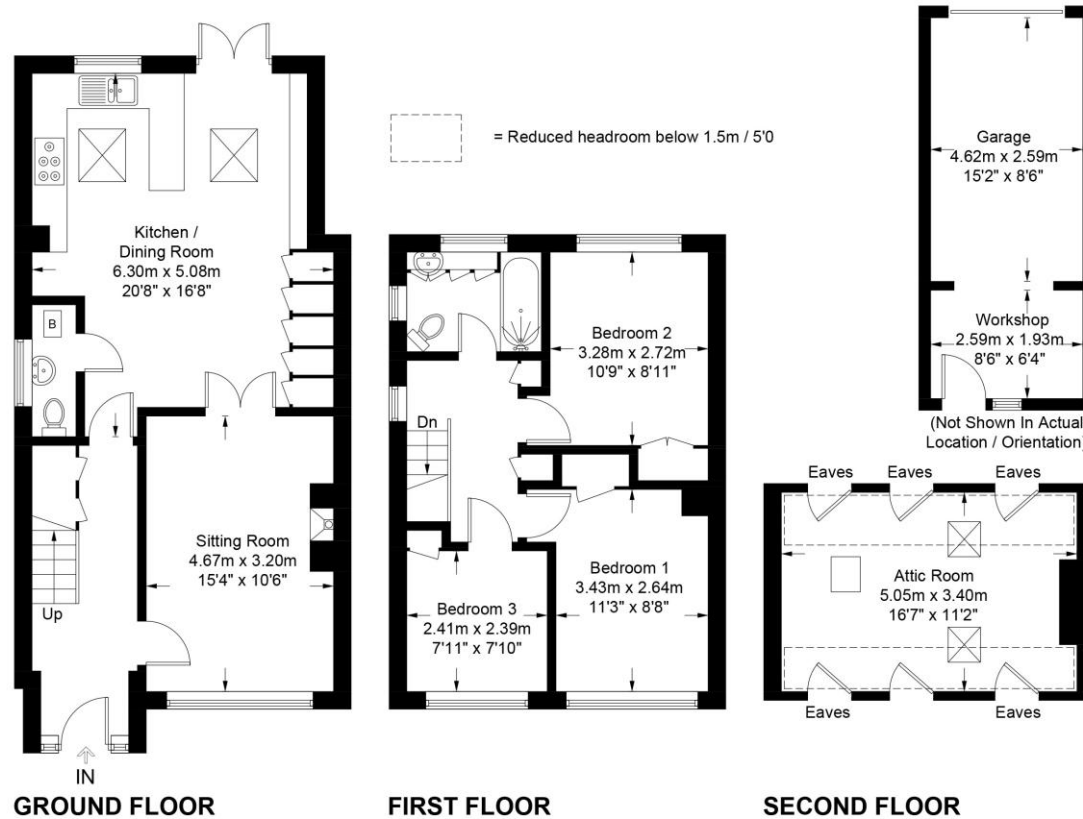
GARDENS: The beautifully landscaped front garden has been laid with reclaimed bricks from Romsey reclamation yard bordered on one side by a lawned area and planted borders featuring roses and clematis.

To the rear, there is a courtyard cottage garden filled with shrubs and climbers offering almost all year round colour. This garden area is a suntrap, being westerly facing with uninterrupted sun from the southerly and westerly aspects.

From the garden, there is a side door into the **garage/store**, which has an up and over door to the parking area accessible from Nursery Road.



Approximate Gross Internal Area = 110.1 sq m / 1185 sq ft
Outbuilding = 16.9 sq m / 182 sq ft
Total = 127.0 sq m / 1367 sq ft



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.
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