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Hardacre, Cheriton, Alresford, Hampshire, SO24 0QG



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A stunning family home, ideally positioned in the heart of the highly sought-after village of Cheriton, occupying a generous plot and enjoying breathtaking views across the surrounding countryside.



• Stunning family home • Sought-after village location • Beautifully presented • Modern fixtures and fittings • Open plan kitchen dining room • Utility room • Sweeping rural views • Four double bedrooms • Garage & off-road parking • No onward chain

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ACCOMMODATION

A stunning family home, ideally positioned in the heart of the highly sought-after village of Cheriton, occupying a generous plot and enjoying breathtaking views across the surrounding countryside. The property is beautifully presented and finished to a high standard throughout, with a number of impressive features including a central vacuum system, a comprehensive range of integrated kitchen appliances and stylish modern bathrooms. The front door opens into a welcoming entrance hall, which provides access to the principal ground-floor accommodation. To the right is a generously proportioned sitting room featuring an integrated wood-burning stove, a large bay window and French doors opening directly onto the rear garden. These features allow an abundance of natural light into the room while creating a wonderful connection between the house and garden. At the heart of the home is the spacious open-plan kitchen/lounge/dining room. The contemporary fitted kitchen incorporates a central island/breakfast bar and an excellent range of integrated appliances, while the generous dining area provides plenty of space for entertaining family and friends. Bi-fold doors open onto the garden, making this an ideal space for both everyday family life and entertaining during the warmer months Adjoining the kitchen is an additional reception room, perfectly suited for use as a formal dining room, playroom or family room, offering excellent versatility. There is also a separate utility room with direct access to the garage and rear garden. Completing the ground floor are a dedicated study, ideal for home working, and a cloakroom. The first-floor accommodation continues to impress, with four well-proportioned double bedrooms, all benefiting from excellent built-in storage. The principal bedroom is complemented by a modern en-suite shower room, while the remaining bedrooms are served by a stylish family bathroom featuring both a separate shower and bath. Outside, the impressive rear garden is a particular highlight of the property, offering an excellent degree of privacy together with beautiful views over the adjoining countryside. Predominantly laid to lawn, the garden is enhanced by a variety of well-maintained planted borders and several thoughtfully designed seating areas. A raised deck provides the perfect spot to enjoy the summer sun, while an additional decked area beneath an arbour creates a more sheltered setting. A charming stream runs along the edge of the garden, with two small bridges providing access to private island areas adjoining the fields beyond, creating a particularly attractive and distinctive feature. Immediately adjoining the kitchen and sitting room is a generous patio, ideally positioned for outdoor dining and entertaining. To the front, the property benefits from ample off-road parking leading to the integral garage, together with an electric vehicle charging point. Please note: The photographs shown are historic and are provided for marketing and illustrative purposes only.







SITUATION

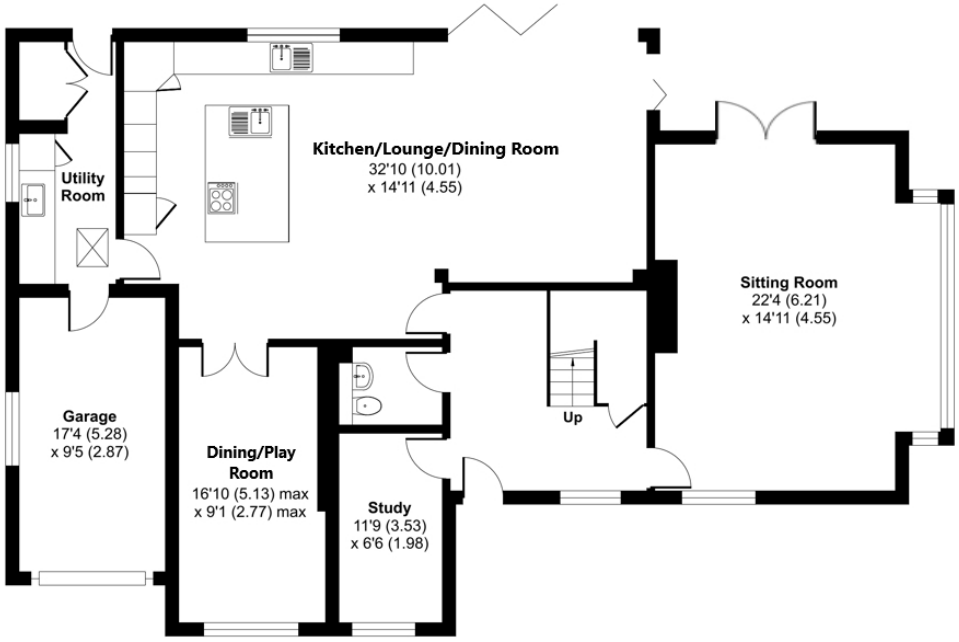
Cheriton is a highly desirable village within the South Downs National Park, characterised by an attractive collection of period properties and surrounded by the unspoilt countryside of the Meon Valley. The village benefits from a strong sense of community and a selection of local amenities, including a village shop, well-regarded primary school and village hall. The surrounding countryside provides an abundance of wonderful walking and riding opportunities, together with access to the South Downs Way.

The village offers an enviable country lifestyle, with Cheriton Tennis Club providing excellent sporting facilities and The Flower Pots Inn & Brewery offering a much-loved traditional country pub and brewery. Nearby, Raimes Vineyard & Tasting Barn provides a delightful destination for vineyard tours, tastings and leisurely visits, set amongst the beautiful South Downs countryside. The Georgian market town of Alresford is close by, offering a wealth of independent boutiques, cafés, restaurants and everyday amenities.

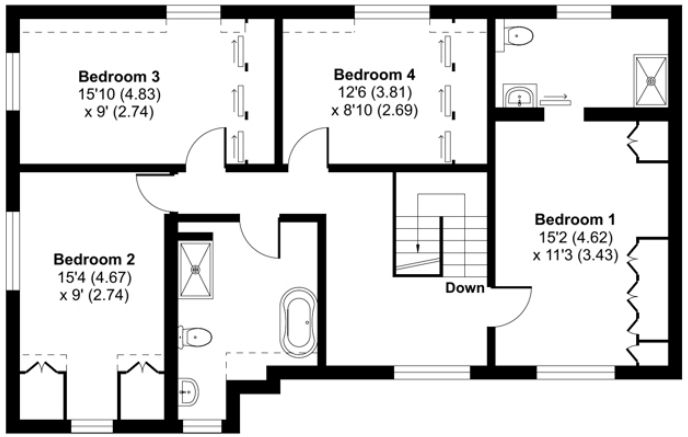
Despite its peaceful rural setting, Cheriton enjoys good communications by road and rail. Winchester is approximately seven miles away, with a mainline railway station providing regular services to London Waterloo in around one hour. The M3 is readily accessible via Junction 9 at Winchester, providing excellent road connections towards London and the south coast, with the M27 also within easy reach.



Approximate Area = 2478 sq ft / 230.2 sq m (includes garage)
Limited Use Area(s) = 47 sq ft / 4.3 sq m
Total = 2525 sq ft / 234.5 sq m
For identification only - Not to scale

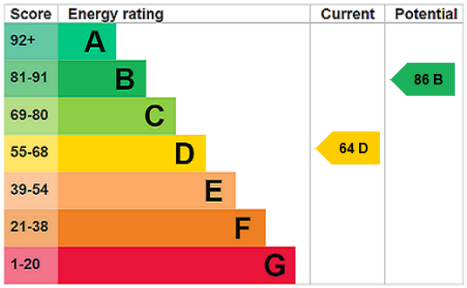


GROUND FLOOR



FIRST FLOOR

Denotes restricted head height



Scan the QR code to find out more information about this property.

RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2023.
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LOCAL AUTHORITY
Winchester City Council
Council Tax Band G

ASKING PRICE £1,200,000

TENURE
Freehold

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