



A DETACHED HOUSE WITH VIEWS TO THE REAR OFFERING AN EXCITING DEVELOPMENT OPPORTUNITY WITH FULL PLANNING

CHALK HILL, NEW FARM ROAD, ALRESFORD, HAMPSHIRE SO24 9QH

savills

A DETACHED HOUSE WITH VIEWS TO THE REAR OFFERING AN EXCITING DEVELOPMENT / REFURBISHMENT OPPORTUNITY WITH FULL PLANNING PERMISSION

CHALK HILL, NEW FARM ROAD, ALRESFORD,
HAMPSHIRE SO24 9QH

Entrance hall ♦ Cloakroom ♦ Kitchen ♦ Utility room
♦ Dining room ♦ Family room ♦ Sitting room ♦ 2 Bedrooms
♦ Bathroom ♦ EPC = E
♦ Planning to extend existing to create 5 bedrooms

Situation

New Farm Road occupies a good location on the edge of the pretty Georgian town of Alresford with easy access into the town centre. Alresford offers a range of boutique shops, restaurants and banks, with a number of local traders.

Description

Chalk Hill is a detached property offering an excellent opportunity. The property has recently been granted planning permission to be redeveloped and extended. There are stunning views to the rear of the property which would create an ideal location for this potential home of over 3,600 sq. ft. The current accommodation is conventionally arranged over two floors, which in its current format offers an excellent family layout and would require some updating.

Outside

The gardens lies to both the front and rear of the property and are mainly laid to lawn with the rear garden having a south-westerly aspect and overlooking fields. To the front of the property there is a gravel driveway with plenty of parking. Adjacent to the property is a detached brick built garage located to the right-hand side of the house.



Planning

Planning approval has been granted for a two storey side and rear extension to the existing dwelling. Winchester City Council Planning reference 18/01567/FUL. <http://www.winchester.gov.uk/planning>

Tenure

Freehold.

Services

Main water, drainage and electricity.

Outgoings

Council Tax – Band G

Postcode

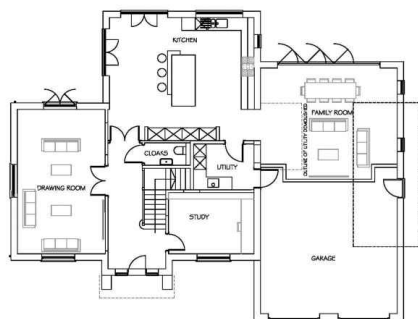
SO24 9QH

Energy Performance

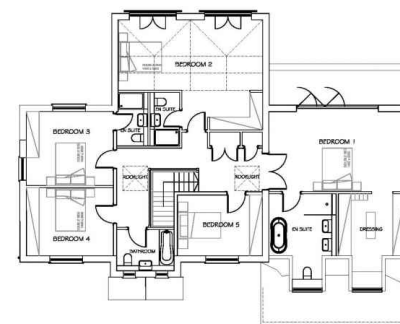
A copy of the full Energy Performance Certificate is available upon request.

Viewing

Strictly by appointment with Savills.



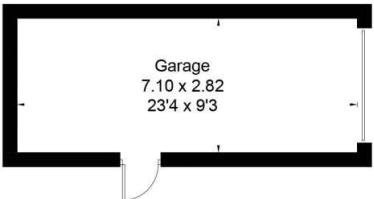
GROUND FLOOR:
GROSS INTERNAL FLOOR AREA = 186.8 sqm
GROSS EXTERNAL FLOOR AREA = 301.8 sqm
TOTAL GROSS INTERNAL FLOOR AREA = 337.9 sqm
TOTAL GROSS EXTERNAL FLOOR AREA = 575.6 sqm



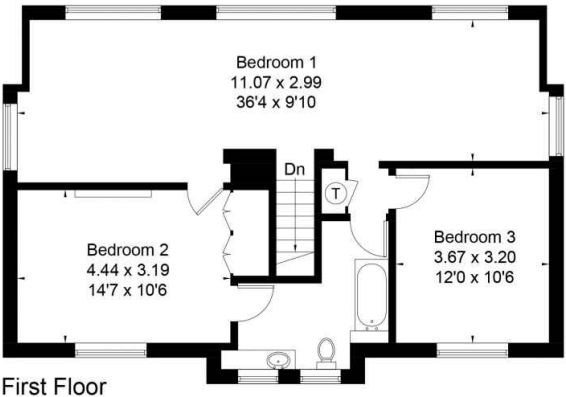
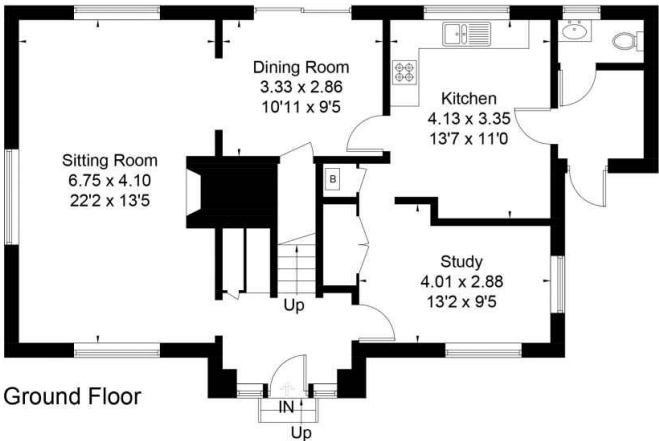
FIRST FLOOR:
GROSS INTERNAL FLOOR AREA = 155.7 sqm
GROSS EXTERNAL FLOOR AREA = 173.7 sqm

Chalk Hill New Frm Road Alresford, SO24 9QG

Gross Internal Area (approx) = 158.6 sq m / 1707 sq ft
Garage = 20.2 sq m / 217 sq ft
Total = 178.8 sq m / 1924 sq ft
For identification only. Not to scale.
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(Not Shown In Actual Location / Orientation)



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		82
B		
(69-80)		
C		
(55-68)		
D		
(39-54)	53	
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC