

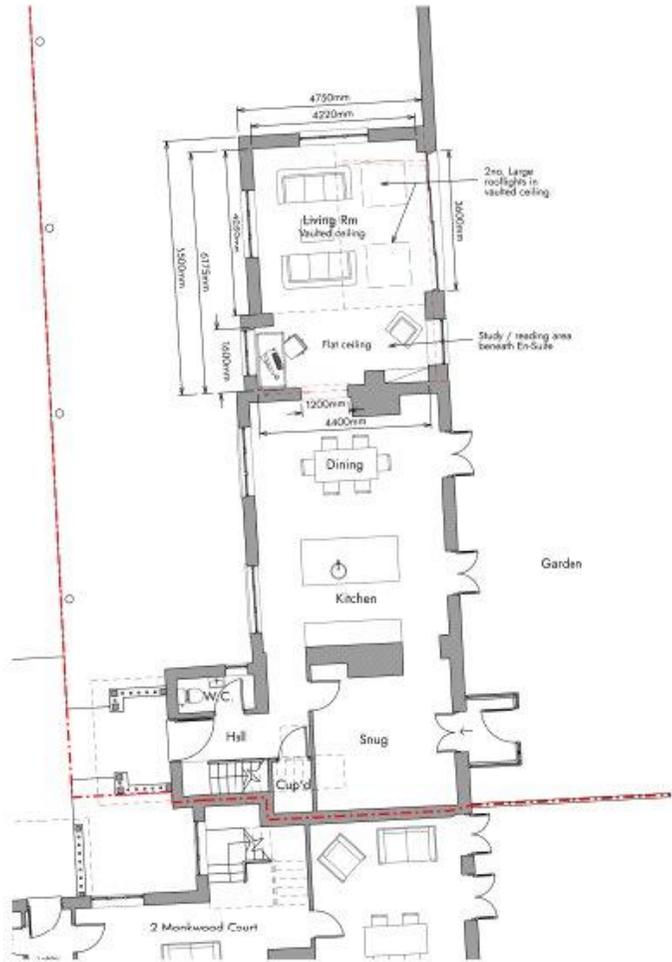


Monkwood Court, Petersfield Road, Monkwood, Alresford, Hampshire, SO24 0HB

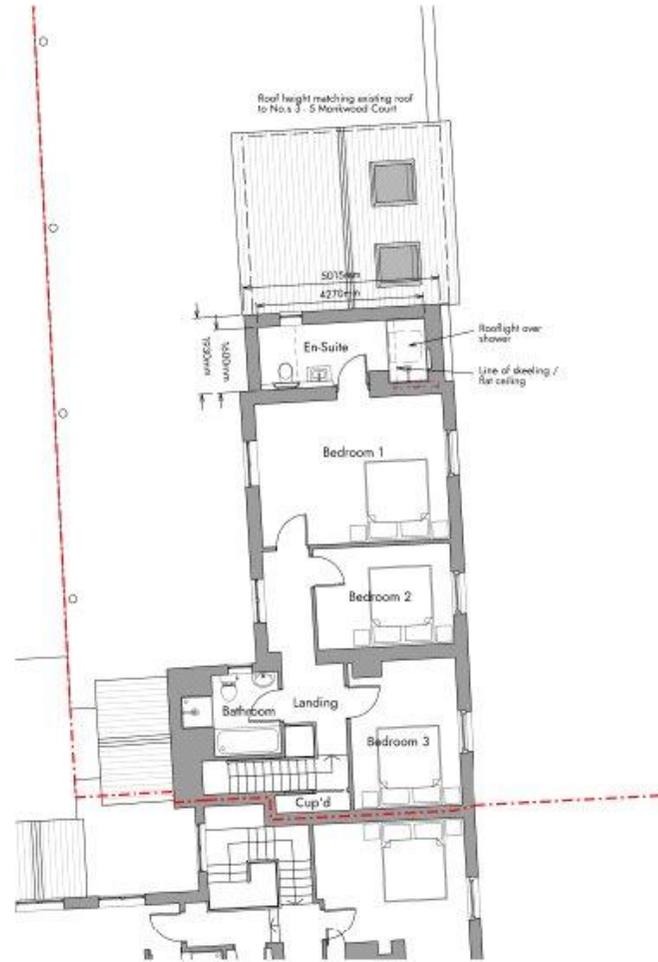


## ACCOMMODATION

A stunning farmhouse conversion ideally situated in the sought-after village of Monkwood on the fringes of Alresford and forms part of an exclusive bespoke development. The properties which have been finished to a high standard throughout, boast a range of modern integrated features. They are also very environmentally friendly being heated via state-of-the-art ground source heating systems and the drainage is via a sewage treatment plant, also each property comes with a 10k car charging point. These super low maintenance properties would perfectly suit those wishing to work from home and seeking a rural location as they include fibre optic broadband with wi-fi repeaters installed in every room. This particular property has had planning permission applied for to be extended further with an additional reception room being added off the kitchen/dining room and for an en-suite to be added off the principal bedroom. As it stands currently, the front door opens into a welcoming entrance hall which flows into an open plan kitchen diner which is very much the heart of the home and offers the ideal space for entertaining. The kitchen boasts a state-of-the-art Wren kitchen offering the latest in induction hobs and high-quality integrated appliances, on from the kitchen is a separate utility room. French doors lead out onto the garden deck and patio, perfect spaces for al fresco dining. The ground floor accommodation also includes a sitting room/office and a cloakroom. The first floor continues to impress with three well-proportioned bedrooms served by a modern family bathroom. The private enclosed rear garden is main laid to lawn with a gate offering rear access



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>73</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

## PROPOSED PLANS AFTER PLANNING PERMISSION HAS BEEN GRANTED

### SITUATION

Alresford is a beautiful Georgian town of fine colour-washed houses and a place to shop not only for food and wine and other necessities from traditional butchers, fishmonger, greengrocer and wine merchant, along with two convenience stores, but also for antiques and fine art, designer furnishings and clothes, gifts and crafts. The centre also sees a thriving cafe culture supported by a host of eateries, pubs, hotels and restaurants. Several banks, pharmacies and other outlets meet day to day needs. The neighbouring market towns of Alton and Petersfield increase the range of local amenities and leisure pursuits available, both with Waitrose stores.



#### **SPECIFICATION**

- Sought after village location
- Bespoke development
- Planning permission applied for
- State of the art ground source heating system
- Allocated parking
- 10k car charging point
- Modern fixtures and fittings
- Fibre optic broadband

#### **LOCAL AUTHORITY**

East Hampshire District Council  
Council Tax Band: C

#### **ASKING PRICE**

£625,000

#### **TENURE**

Freehold

Annual Management Charge: Approx.  
£660.00

New sewage treatment plant installed.

These details are to be confirmed by the vendor's solicitor and must be verified by a buyer's solicitor.