



**TICHBORNE, ALRESFORD, SO24**  
£3,250 per month\*

**Carter Jonas**



# TICHBORNE, ALRESFORD, HAMPSHIRE, SO24 0NG

- Drawing room
- Sitting room
- Kitchen/dining room
- 3 Double bedrooms
- 1 Single bedroom
- 2 Bathrooms
- Office with w.c.
- Large gardens
- Garage
- Parking

## THE PROPERTY

The property is found up a private drive, shared with 2 other buildings, and has parking for 2/3 cars and a garage.

Front door to inner hall with sink, kitchen units and plumbing for washing machine opening into dining room and further kitchen units behind. There is an oil fired Raeburn and space for other appliances including an oven.

There is an elegant drawing room with open fire place and French windows to the garden, a further study/snug with wood burner. There is a large utility/boot room with door to the side and a further boiler room with additional storage.

Upstairs the main bedroom has an ensuite bathroom, there are two further double bedrooms with lovely views over the water meadows and a family bathroom. There is a fourth bedroom accessed from the main bathroom.

## OUTSIDE

There is a small office and cloakroom with a separate access to the left of the house.

There are excellent walks from the house and there is a footpath up the drive past the house.

A charming 4 bedroom detached farmhouse overlooking the Itchen water meadows on the edge of this popular village with church and pub and within 2 miles of the Georgian Market town of New Alresford and within catchment for Cheriton Primary School and Perins Academy.





**SERVICES**

Mains water and electricity. Oil central heating.

For Broadband and Internet please check the Ofcom website.

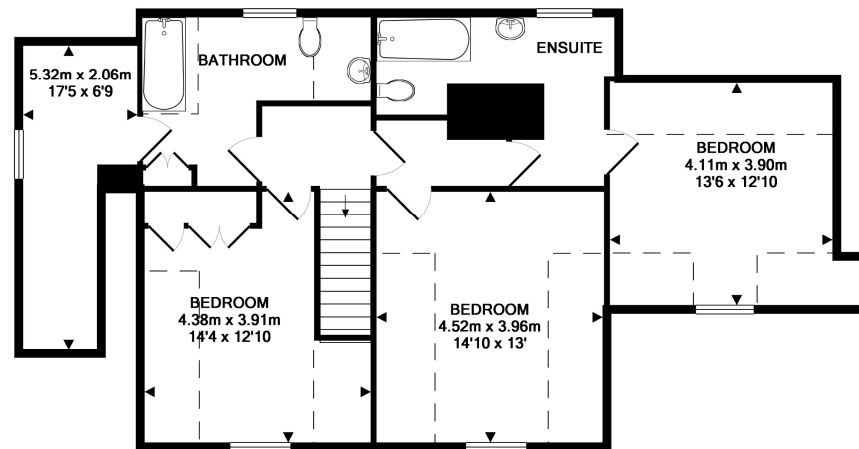
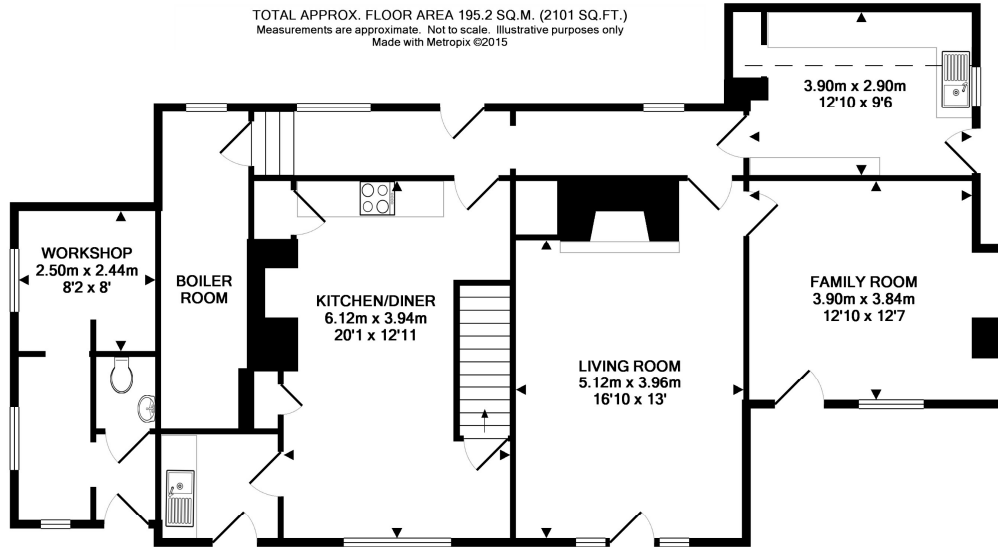
EPC exempt

**ADDITIONAL INFORMATION**

Offers	Available for a minimum term of 12 months longer terms preferred
Viewing	Strictly by appointment
Local Authority	Council Tax Band G; check with Winchester City Council for current charges.
Directions	Leave Cheriton on the B3406 heading towards Alresford and take the turning on the left hand side signposted to Tichborne. The house will be found on the left hand side up the drive.







#### IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on [carterjonas.co.uk](http://carterjonas.co.uk) or a separately available material information sheet, and we would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities, or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers or prospective tenants must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us. \*Administration fees may apply depending on tenancy type. Please contact your local branch for this information.

T: 01962 876838

9a Jewry Street, Winchester, Hampshire, SO23 8RZ  
E: [winchester-residentiallettings@carterjonas.co.uk](mailto:winchester-residentiallettings@carterjonas.co.uk)

Exclusive UK affiliate of

**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

Classification L2 - Business Data

