



LAMB & CO

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Inspired by property, driven by passion.



FRANCESKA GARDENS, ALRESFORD, CO7 8BJ

£2,700 PCM

Lamb & Co are proud to bring to market this 'nearly new' five bedroom detached house in the popular village of Alresford. The property offers; garage & driveway, generous garden with open field views, kitchen/family room, separate study, five bedrooms and two en-suites. The properties have been built to a luxury specification throughout and built to be extremely energy efficient. Contact the office to express interest.

- Available June
- Five Bedrooms
- Council Tax Band - F
- Luxury Detached House
- Underfloor Heating Throughout
- Guarantor Preferred
- Garage & Off-Road Parking
- EPC B



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Entrance/Hallway

Composite door with double glazing. Laminate flooring. Stairs to landing and first floor, Doors too:

Lounge/Second Reception Room

12'10 x 15'00 inc small bay window
(3.91m x 4.57m inc small bay window)



Carpeted. Double glazed windows to the side and the front of the property. Underfloor heating control panel

Study

9'09 x 6'03 (2.97m x 1.91m)



Laminate flooring. Underfloor heating. Underfloor heating control panel. Double glazed window to the front of the property.

Downstairs WC



Laminate flooring. Low level WC. Wall hung sink basin with mixer tap. Underfloor heating control panel.

Kitchen/Diner

23'01 x 23'05 (7.04m x 7.14m)



Laminate flooring. Dark charcoal grey kitchen units eye and low level. Ceramic sink with mixer tap and drainer. White solid work tops. Integrated electric hob with extractor over. Integrated fridge and separate freezer, x2 ovens and dishwasher. Double glazed windows to side and front of the property, door to utility room. Open plan dining room. Double glazed bi-fold doors to rear garden. Storage cupboard and inside access to garage. Underfloor heating control panel.

Utility Room



Dark charcoal grey low and eye level units. Stainless steel sink with mixer tap and drainer. Space for washing machine and tumble dryer. Double glazed UPVC door to the side of the property giving access to the garden and the side gate. Underfloor heating control panel.

Bathroom

10'01 x 11'01 (3.07m x 3.38m)



Comprising of a white suite. Low level WC. Double wall hung sink basins both with draws and mixer taps. Shower cubical with glass surrounding, with marble shower panelling. Marble tiled floors. Free standing ceramic bath with mixer tap. Double glazed window to rear of the property. Underfloor heating control panel.

Bedroom One

12'11 reduce 12'06 x 10'05 (3.94m
reduce 3.81m x 3.18m)



Carpeted, storage space with shelf. Double glazed window to rear. En-suite. Underfloor heating control panel.

En-suite



Marble tiled floor. Shower cubical with glass surrounding with bar shower and marble panelling. Low level WC. Wall hung sink with mixer tap

Bedroom Two

10'03 x 13'10 (3.12m x 4.22m)



Carpeted. Double glazed window to rear. Underfloor heating control panel.

Bedroom Three

10'05 x 16'05 reduced to 13'09
(3.18m x 5.00m reduced to 4.19m)



Carpeted. Small built in storage space. Double glazed window to front. Underfloor heating control panel.

Bedroom Four

12'11 x 16'03 reduced 10'4 (3.94m x 4.95m reduced 3.15m)



Carpeted Storage space with shelf. Double glazed window to rear. En-suite. Underfloor heating control panel.

En-suite



Marble tiled floor. Shower cubical with glass surrounding with bar shower and marble panelling. Low level WC. Wall hung sink basin with mixer tap.

Bedroom Five

12'01 x 11'01 (3.68m x 3.38m)



Carpeted. x2 small storage spaces. Double glazed window to front. Underfloor heating control panel.

Rear Garden

Patio area with the remainder to lawn. Enclosed by fence panels. Side access through gate.

Front Of Property

Block paved drive. Garage entrance. Sensor lights.

Agent Letting Notes

PLEASE NOTE - All of our rental properties require 1 full months rent security deposit and 1 full months rent in advance. From this amount we require 1 weeks rent to be paid up front as a holding deposit to process your application.

Map



EPC Graphs

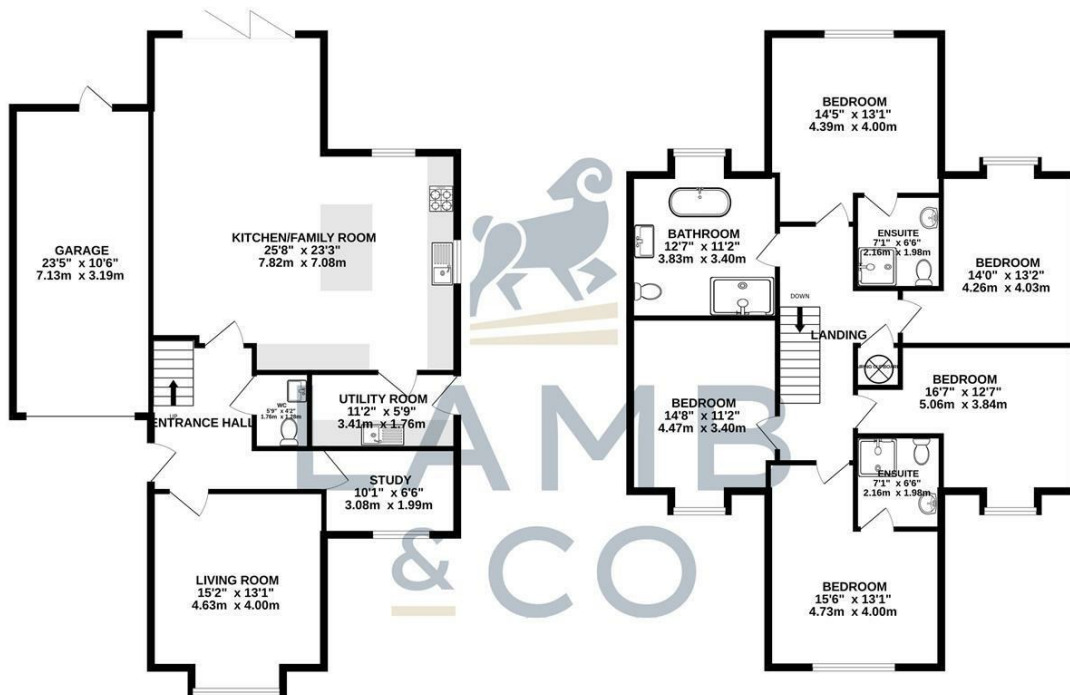
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Floorplan

GROUND FLOOR
936 sq.ft. (87.0 sq.m.) approx.

1ST FLOOR
1087 sq.ft. (101.0 sq.m.) approx.



TOTAL FLOOR AREA: 2024 sq.ft. (188.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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