



At home in Alresford

The Old Bothy, Arlebury Park Barns

ALRESFORD, HAMPSHIRE, SO24 9ES

Asking Price £875,000

- Exclusive Courtyard Barn Development
- Located Close to the Town Centre
- Three Bedrooms and Two Bathrooms
- Car Port with Overhead Storage and Parking Space
- South-Westerly Facing Garden
- No Onward Chain

Arlebury Park Barns is an exclusive development located in the popular market town of Alresford. The barns are located in a quiet and secluded, semi-rural setting, being surrounded by fields, and with extensive views over open countryside. They are also just a 10-15 minute walk, or a short drive away from the centre of the town. The Old Bothy has parking, a car port, and a private, south-westerly facing garden. No onward chain.

A long driveway leads to the barns, which are centred around an attractive courtyard, with car barns and parking provided. The Old Bothy has brick and flint elevations and a slate roof, giving it a character feel. It offers plenty of versatile accommodation, with three bedrooms, two bathrooms, and two large reception rooms. Properties at Arlebury Park Barns rarely come to the market, and offer town centre living in an attractive, semi-rural environment.

The property is approached from the courtyard, with the front door opening to a hallway, which has wood-effect flooring, two storage cupboards and a shower/cloakroom. The spacious sitting room features a fireplace with a wood-burning stove and French doors to the garden. The dining room is at the front of the property and has built-in storage. The kitchen





features a range of storage units and drawers with worktops and tiling above, a 1 1/2 bowl sink, a built-in oven and electric hob. A door opens to the conservatory, which has French doors to the garden, as well as into the sitting room. The main bedroom is at the far end of the entrance hall, and features a double built-in wardrobe and en-suite bathroom, with a white suite. Bedroom two has a vaulted ceiling with beams, and a built-in wardrobe, whilst bedroom three is a double room with a view of the garden.

Outside, there is a car port, with lockable storage behind and loft storage above, as well as additional parking opposite. A door from the car port opens to the garden, which is surrounded by walling, and has a lawn with flower and shrub borders, a paved seating terrace, and a path that leads to an outbuilding and further garden area to the side of the property.

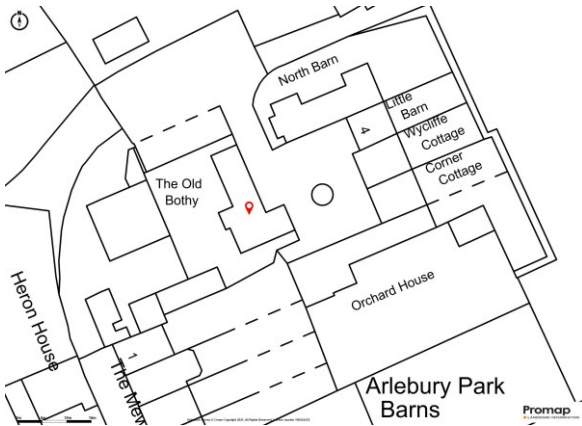
Alresford is a beautiful Georgian town known for its variety of independent shops, restaurants and inns located in stunning surroundings on the edge of the South Downs National Park. Attractions include the Watercress steam railway, schools for infant, junior and secondary education, several churches and an active and inclusive community. The cathedral city of Winchester is about 7 miles away and there is easy access to the south coast, the midlands and London via the road network. There is also mainline rail access to London from both Winchester and Alton. Southampton airport is only about half an hour away by car.

SERVICES

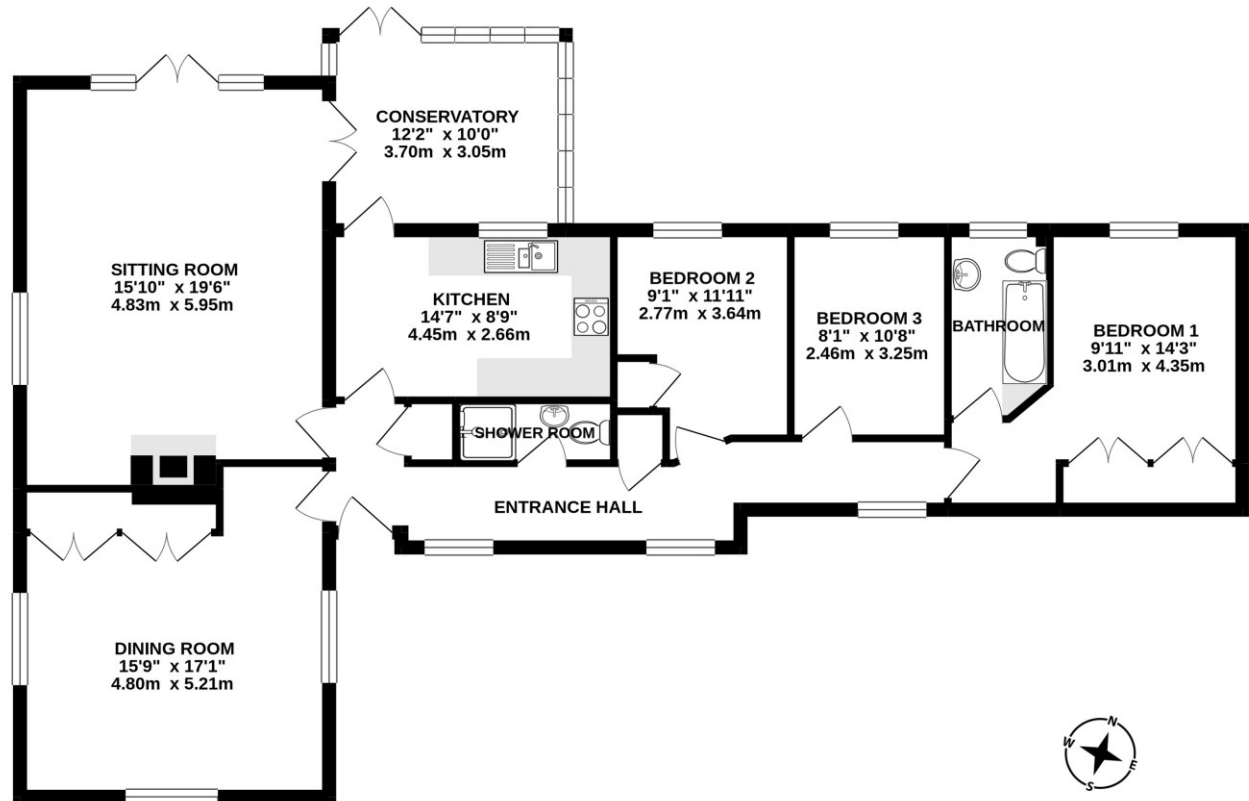
Mains water and electricity. Shared private drainage system. Electric storage heating.

LOCAL AUTHORITY INFORMATION

Winchester City Council
Council Tax Band: G

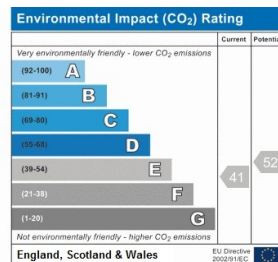
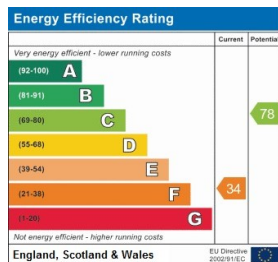


GROUND FLOOR 1402 sq.ft. (130.2 sq.m.) approx.



TOTAL FLOOR AREA : 1402 sq.ft. (130.2 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.
Made with Metropix ©2021



No. 11 Broad Street, Alresford, Hampshire, SO24 9AR

01962 736333

sales@hellards.co.uk | hellards.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.