

Hellards



At home in Alresford

Wykeham House, 11 Mill Hill

ALRESFORD, HAMPSHIRE, SO24 9DD

Guide Price £1,950,000

- Substantial Grade II Listed Period Home
- Town Centre/Millennium Walk Location
- Original Tudor/Georgian Features
- Private Half Acre Garden
- Excellent Parking
- No Onward Chain

A substantial period property located in the centre of Alresford on The Millennium Walk, at the bottom of Broad Street. Wykeham House is a wonderful Grade II listed house, which retains many of its original Tudor features, concealed within a Georgian façade. There are six bedrooms, three bathrooms, four reception rooms, an enormous kitchen and a large cellar. The house sits on an overall plot of over half an acre, and has a private, secluded westerly-facing garden, as well as excellent parking. The property is offered for sale with the benefit of no onward chain.

The house is approached from Mill Hill, with a few steps up to the front door, which opens to the entrance hall, with original floorboards, Tudor staircase to the first floor, and steps down to the cellar. To the right is the comfortable drawing room, and on the other side of the hall is the study/library. Ahead of you a door opens to the sitting room and dining room, which are open to each other and featuring a beautiful inglenook fireplace. A door opens to the substantial kitchen, with a gas Aga, ample storage and larder cupboards. Upstairs, on the first floor, there are six bedrooms and three bath/shower rooms, two of which are en-suites. There is a large loft, which is used for storage.





Wykeham House has a right of access along a lane to the side of the house. A five bar gate opens into the garden, where there is a parking area, and a large lawned garden, with mature shrubs and trees, mature borders and a paved terrace adjoining the rear of the house. The garden enjoys a sunny south-westerly aspect, and is surrounded by hedging making it completely private.

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. Highlights in the calendar include the annual Watercress Festival in May and the Agricultural Show in September. 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 gas, electricity, water and drainage all connected.

LOCAL AUTHORITY INFORMATION

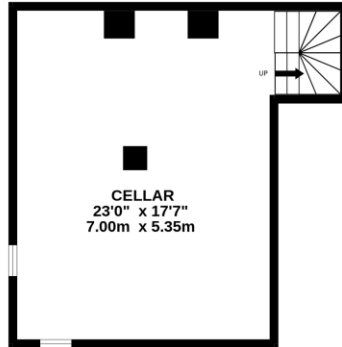
Winchester City Council
Council Tax Band: H

DIRECTIONS

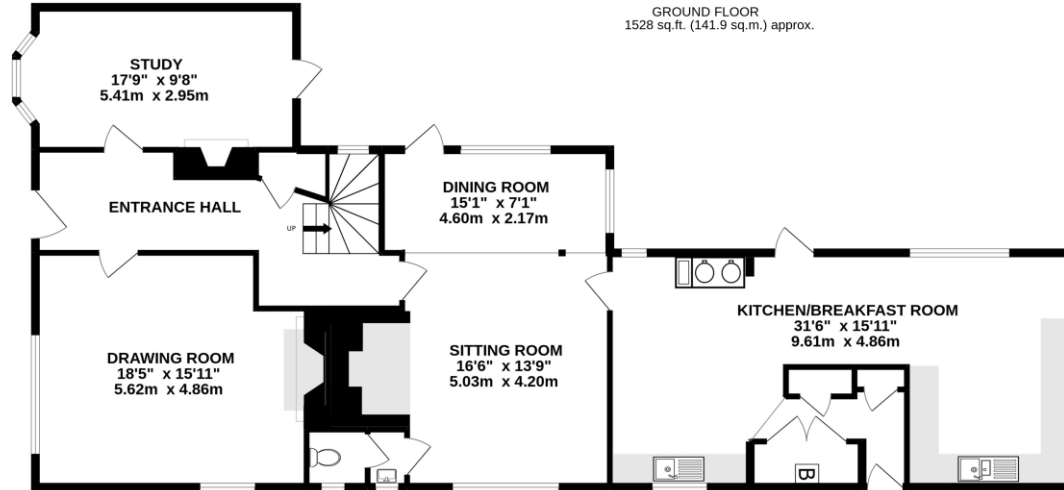
From our office in Broad Street, proceed on foot down the hill and continue ahead into Mill Hill. Wykeham House will be found on the left hand side, immediately before The Millennium Walk.



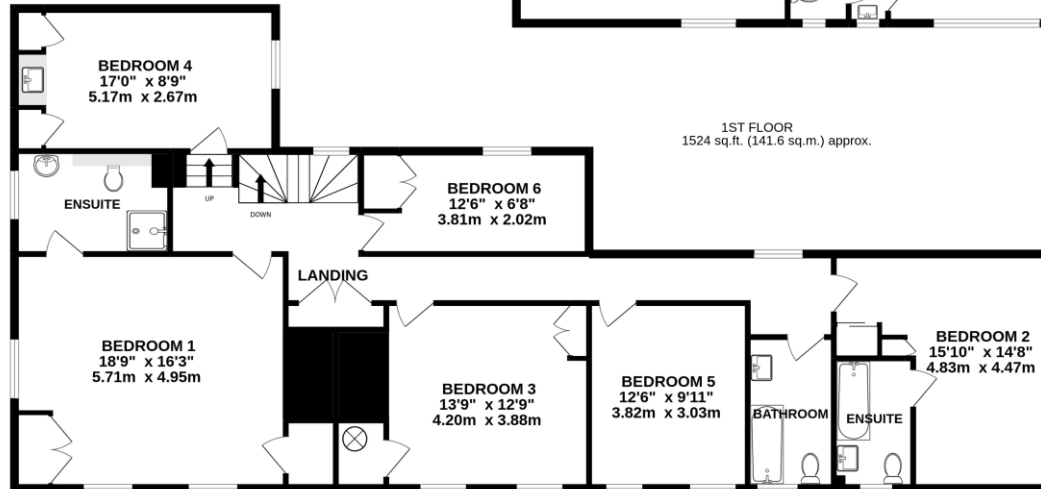
BASEMENT
427 sq.ft. (39.7 sq.m.) approx.



GROUND FLOOR
1528 sq.ft. (141.9 sq.m.) approx.



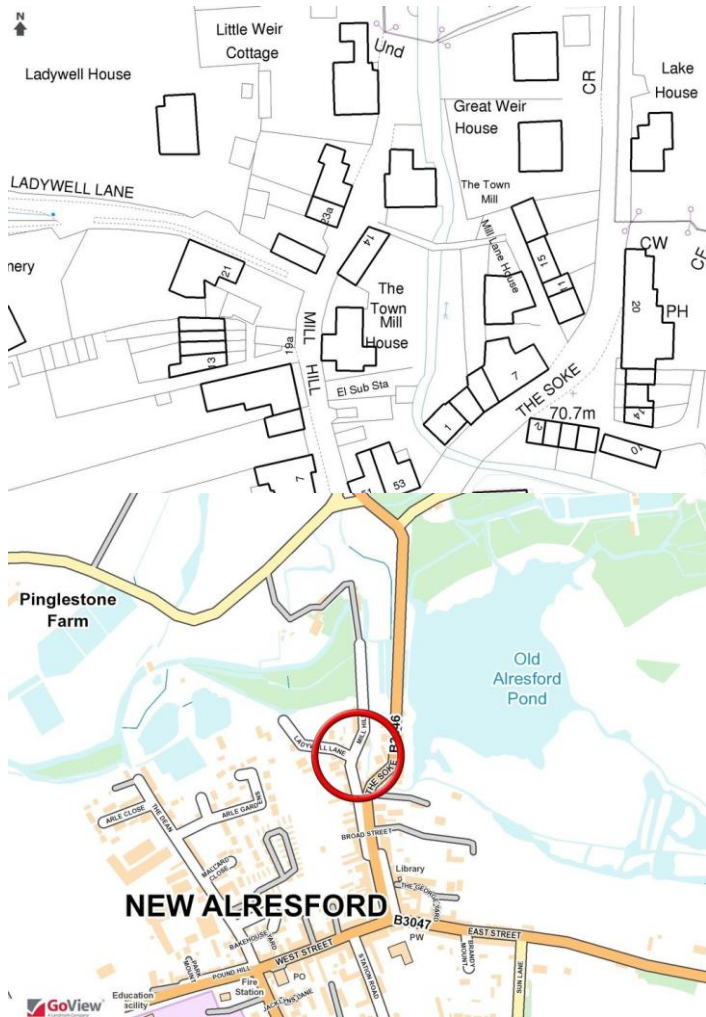
1ST FLOOR
1524 sq.ft. (141.6 sq.m.) approx.



TOTAL FLOOR AREA : 3479 sq.ft. (323.2 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.

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Listed properties are exempt from the normal requirement for an EPC

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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.

