



*At home in Alresford*

# Pilgrims, 10 Pound Hill

ALRESFORD, HAMPSHIRE, SO24 9BW

Guide Price £895,000

- Low-Maintenance, Modern House
- Convenient Central Alresford Location
- Large Garage and Pretty Courtyard Garden
- Generously Proportioned Rooms
- Well-Maintained and Nicely Presented
- Vacant Possession/No Onward Chain

A low-maintenance, modern house conveniently located in the centre of Alresford, with the benefit of a double garage and a pretty courtyard garden. With generous room sizes, and a good flow to the accommodation, Pilgrims is an ideal property for people who are used to having space in their current home. The property is offered for sale with vacant possession.

The front door opens to a lobby and into the entrance hall, where there is a cloakroom, coats cupboard, and stairs to the first floor. The sizeable L-shaped sitting room offers plenty of space for sofas and chairs, and features a fireplace. The kitchen has a range of fitted units and drawers, with worktops, space for a table and chairs, and an adjoining utility room. The dining room has attractive wooden flooring and sliding doors to the sun room/conservatory.

Upstairs, the main bedroom is a double room with a walk-in wardrobe and en-suite bathroom. The second bedroom is also a double room and features a range of fitted wardrobes as well as a dressing area with a sink. The third bedroom is located on the 'bridge' over the driveway. There is a fourth bedroom with a built-in wardrobe. Off the landing is the bathroom. The driveway allows access to the double garage at Pilgrims, as well as to two other properties.





The courtyard garden is located in between the house and the garage, with a covered walkway stretching between them. The courtyard has been designed to be low-maintenance, with brick paviours on the ground and a circular, raised seating area.

Alresford is a beautiful Georgian market town located in stunning surroundings on the edge of The Southdowns National Park. It is known for its deep history, gorgeous Georgian colourful buildings with those on Broad Street and East Street amongst the most prestigious. It has a variety of high quality independent shops including a butcher, greengrocer, fishmonger, wine merchant, book/art supplies shop, restaurants and historic inns, churches and high quality schools. It is also well known for its lovely walks with numerous trails running through the beautiful countryside and hills surrounding the town, winding along vineyards, bluebell woods and the famous chalk stream running through the valley. Volunteers are the engine room of the town, which has a warm heart to match its gorgeous Georgian looks. Amongst highlights in the calendar are the Alresford Agricultural Show in September, and the lighting up Alresford for Christmas, with illuminated trees adorning many buildings in the historic town centre. The Grange Festival, held throughout the summer at the beautiful Grange in the neighbouring village of Northington is nationally renowned for world-class opera, jazz, dance and theatre performances. Local country estates offer the possibility of trout fishing, shooting and wine tasting. Winchester is only 15 minutes away by car and has frequent train services into London Waterloo, taking just over an hour. Alresford was ranked highly in the Sunday Times 'Best Places to Live 2023' in the South East.

#### SERVICES

We understand that mains gas, electricity, water and drainage are connected.

#### LOCAL AUTHORITY INFORMATION

Winchester City Council  
Council Tax Band: F

#### DIRECTIONS

The property is located in the centre of the town towards the bottom of Pound Hill.

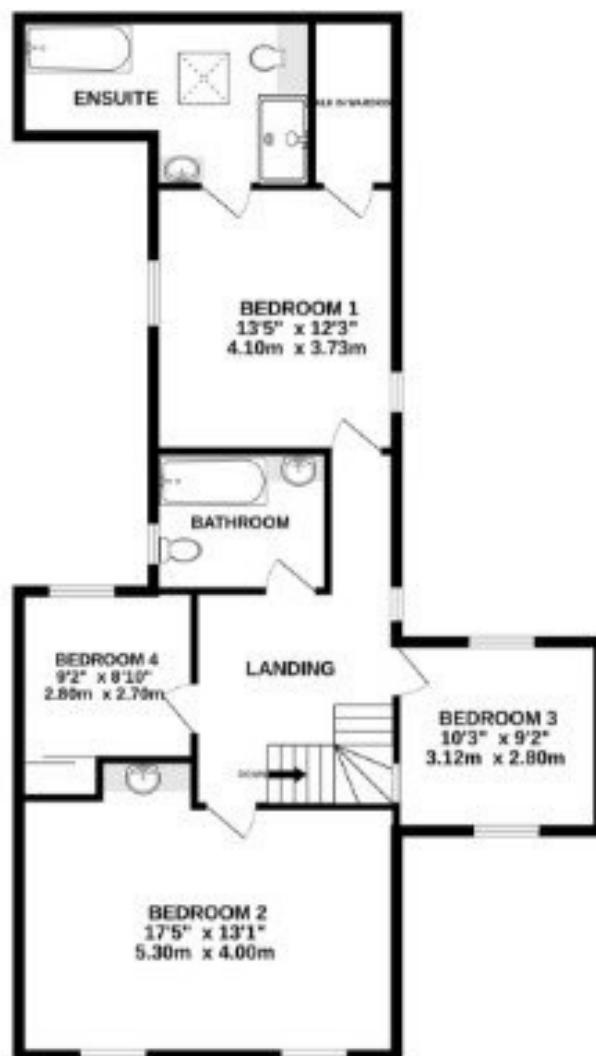




GROUND FLOOR



1ST FLOOR

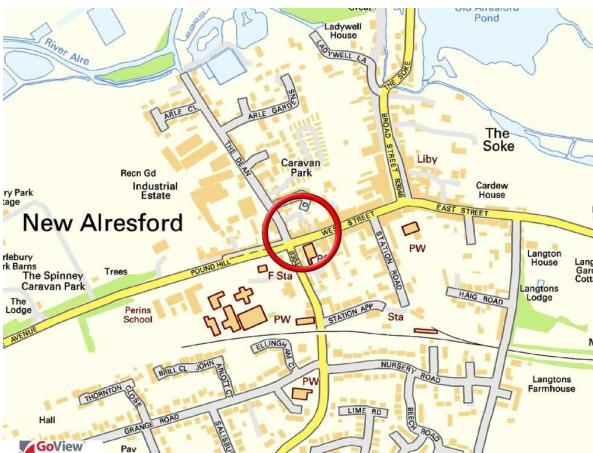
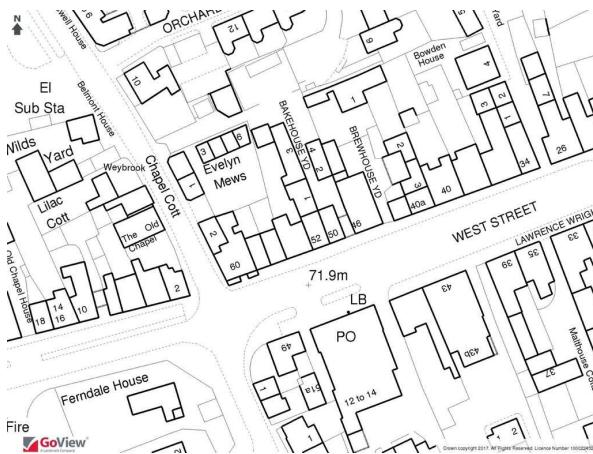


GARAGE



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	78
(55-68)	D	
(39-54)	E	65
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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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.