


Hellards



At home in Old Alresford

Drovers Return, Old Alresford

ALRESFORD, HAMPSHIRE, SO24 9DH

Guide Price £695,000

- Period 16th Century Cottage
- Inglenook Fireplace and Exposed Beams
- Overlooking the Village Green
- Front and Rear Gardens
- Detached Garage and Driveway Parking
- No Onward Chain

A charming period cottage located in the centre of Old Alresford. Drovers Return dates from the 16th century and is Grade II listed. This delightful cottage retains many original features including a thatched roof, exposed oak beams, and fireplaces. There are attractive gardens to the front and rear, and there is excellent driveway parking as well as a detached garage. The property is offered for sale with the benefit of no onward chain.

The cottage is approached from the driveway, with a timber porch covering the entrance. The heavy oak front door opens into the spacious sitting room, with the centrepiece of the room being the large inglenook fireplace. There is a view of the garden and stairs to the first floor. A door opens to the large dining room featuring another fireplace and storage cupboard. A corridor off the sitting room leads to a door to the garden and a cloakroom, as well as the kitchen, which has a range of fitted storage units and worktops.





At the top of the stairs is a long landing leading to the main bedroom, which has a vaulted ceiling and exposed beams, as does the second bedroom next door, which includes fitted wardrobes. The third bedroom has a cupboard housing the hot water cylinder, and there is a bathroom at the end of the landing.

Old Alresford, with a village green and village hall at its centre, lies at the southern end of the Candover Valley in the middle of farming communities and the famous watercress beds. There are a wide variety of walks and cycle rides from the doorstep. Old Alresford has a strong village community, with its church, dramatic society, summer fayre, bonfire celebrations, cricket club and village events. The town of New Alresford lies within a mile to the south, 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, churches and an active community. The cathedral city of Winchester is just a few miles away and there is easy access to the south coast, the Midlands and London via the road network. There is mainline rail access to London from Winchester or Basingstoke.

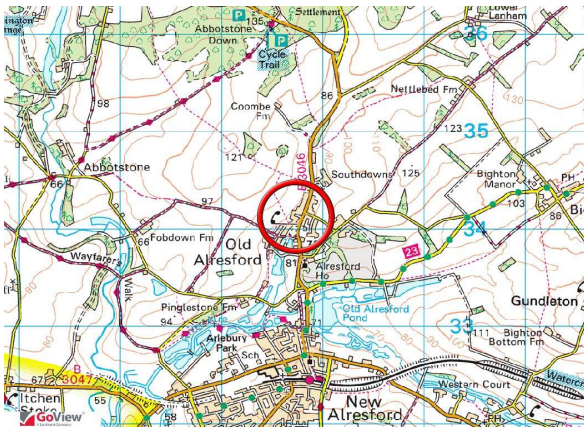


SERVICES

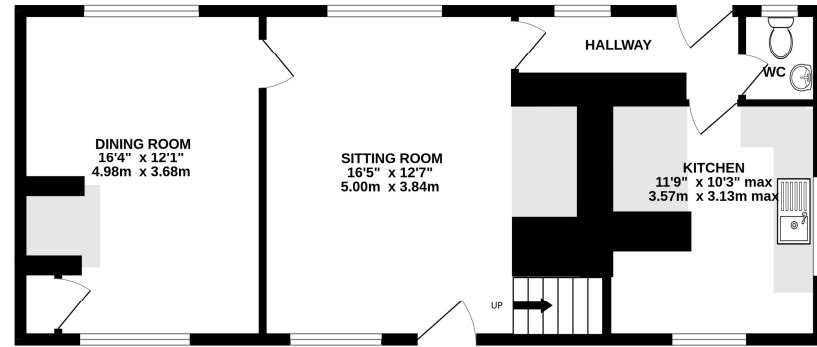
Mains water and electricity are connected. Electric central heating. A new septic tank has been installed in 2024. There is no mains gas or drainage in the village

LOCAL AUTHORITY INFORMATION

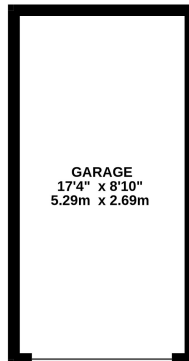
Winchester City Council
Council Tax Band: G



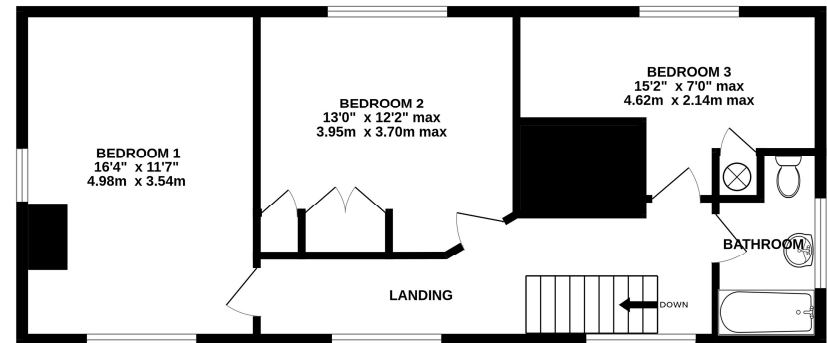
GROUND FLOOR
601 sq. ft. (55.8 sq.m.) approx.



GARAGE
153 sq. ft. (14.2 sq.m.) approx.



1ST FLOOR
618 sq. ft. (57.3 sq.m.) approx.



TOTAL FLOOR AREA : 1373 sq.ft. (127.5 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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This property does not require an EPC report as it's a listed building.

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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.

