

Hellards



At home in Alresford

The Malthouse, West Street

ALRESFORD, HAMPSHIRE, SO24 9AB

Guide Price £425,000

- Unique Grade II Listed Property
- Convenient Centre of Town Location
- Flexible Living Accommodation
- Charm and Character Features in Abundance
- Sitting Room and Bedroom with Vaulted Ceilings
- No Onward Chain

A unique Grade II listed property, conveniently located just moments from the shops in the centre of the market town of Alresford. The Malt House has been sympathetically modernised to provide modern, flexible living accommodation, whilst retaining its individual character and charm. It would be a perfect pied-a-terre, or lock-up-and-leave for anyone who is looking for town centre living. It is offered for sale with the benefit of no onward chain.

The front door opens to the entrance hall, with stairs to the first floor. A door to the left opens to the kitchen, which has wooden flooring, storage units and drawers, with worktops and upstands. There is a dining area with cupboards and understairs storage. On the other side of the hall, there is a study with its own front door, and door to a bathroom. A snug and bedroom area have been cleverly designed to fit around the old kiln, which now provides room for storage.

Upstairs, is the sizeable sitting room, which features a character, vaulted ceiling with exposed beams. There is a generously proportioned double bedroom, which has its own en-suite shower room. There is also a further separate cloakroom, which is off the sitting room.





Outside, the property faces onto a driveway, which is the access for several properties. There is no parking available with this 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

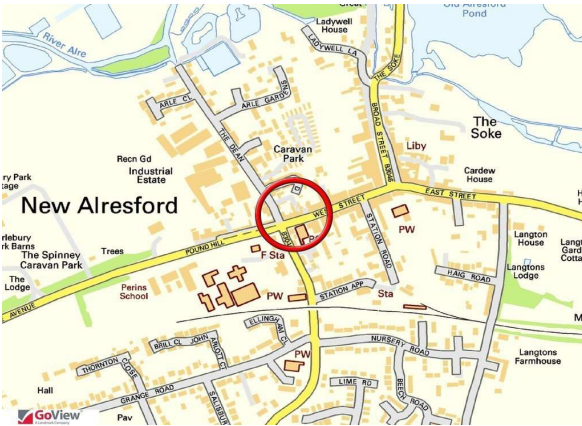
We understand that mains electricity, gas, water and drainage are connected.

LOCAL AUTHORITY INFORMATION

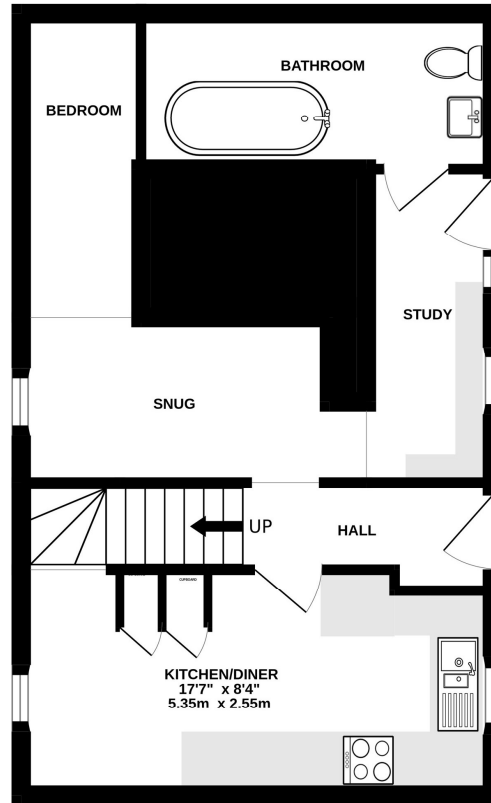
Winchester City Council
Council Tax Band: F

DIRECTIONS

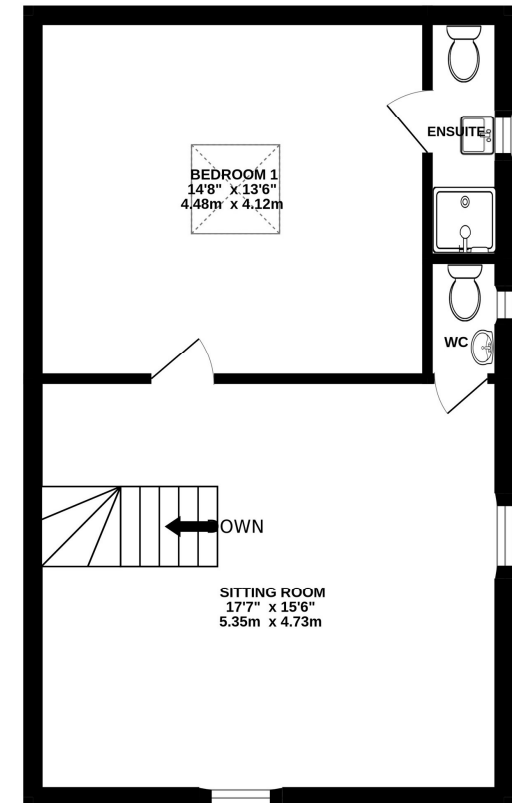
From our office in Broad Street, proceed down West Street in the direction of Winchester. Take the lane to the left of Moda Rosa. The property will be found on your left hand side.



GROUND FLOOR
459 sq.ft. (42.6 sq.m.) approx.



1ST FLOOR
510 sq.ft. (47.3 sq.m.) approx.



TOTAL FLOOR AREA : 969 sq.ft. (90.0 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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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.

No EPC – Listed property

