



At home in Alresford

51 Broad Street

ALRESFORD, HAMPSHIRE, SO24 9DA

Guide Price £745,000

- Attractive Grade II Listed Cottage
- Central Location within the Town
- Pretty Courtyard Garden with Studio/Outbuilding
- Period Features and Cellar
- Parking Space available by Separate Negotiation
- No Onward Chain

An attractive Grade II listed cottage located in the heart of Alresford's conservation area. The property retains many of its period features and has a pretty courtyard garden, with a useful studio/outbuilding. A parking space located off Broad Street is available by separate negotiation. The property is being sold with the benefit of no onward chain.

The house is approached from Broad Street, with the front door opening to the entrance hall, which has wooden flooring and a hatch leading down to a tanked cellar. There is a door to the garden and stairs up to the first floor. Off the hall is the sitting room, which has a gas fire in an attractive fireplace, a sash window with shutters, and understairs storage. The dining room features a fireplace, built-in storage and a sash window with shutters. The kitchen has bespoke wooden units and drawers, worktops and an Everhot electric stove cooker.

Upstairs, the landing features built-in book shelves and storage, as well as a loft access hatch with a fitted loft ladder. There are two double bedrooms, both of which have built-in wardrobes, and sash windows with shutters. The bathroom features a free-standing oval bath, a separate shower, WC and wash hand basin.





There is a pretty courtyard garden to the rear, which has attractive planting and a paved seating area. The useful outbuilding, formally a garage, has been converted into a studio, with power and light, storage and a cloakroom. A car parking space is located in the lane which runs between No's 46 and 48 Broad Street. The parking space is held on a lease and is available by separate negotiation.

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

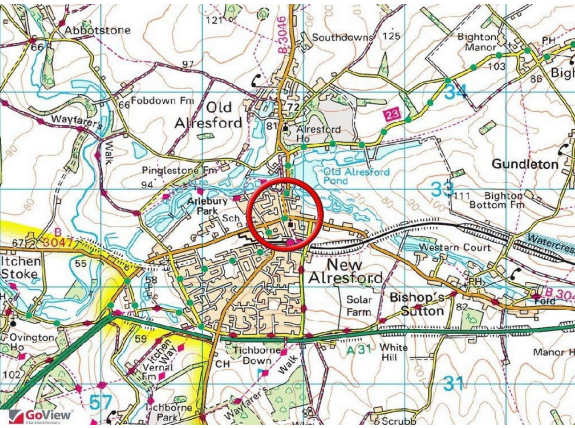
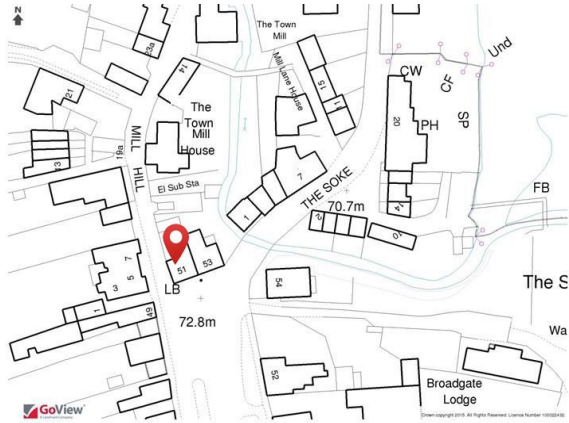
Mains gas, electricity, water and drainage are understood to be connected.

LOCAL AUTHORITY INFORMATION

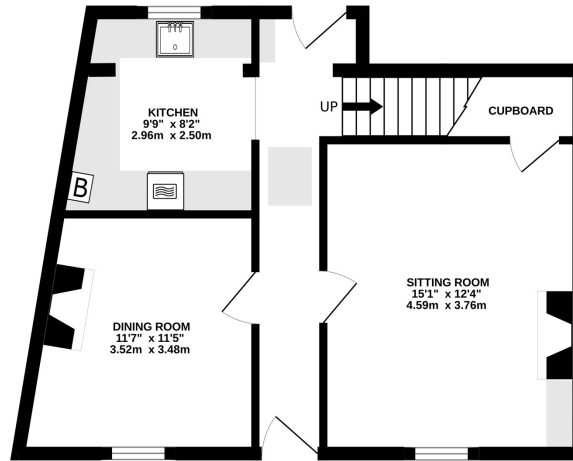
Winchester City Council
Council Tax Band: F

DIRECTIONS

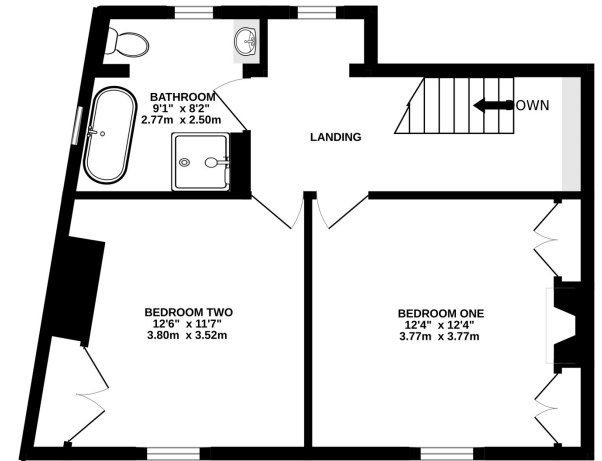
The property is located at the bottom end of Broad Street in the centre of Alresford.



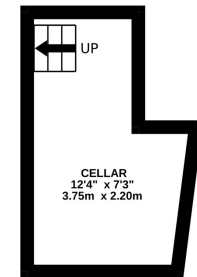
GROUND FLOOR
490 sq.ft. (45.5 sq.m.) approx.



1ST FLOOR
482 sq.ft. (44.7 sq.m.) approx.



CELLAR
83 sq.ft. (7.7 sq.m.) approx.



TOTAL FLOOR AREA : 1055 sq.ft. (98.0 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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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.

EPC Exempt (Grade II Listed)

