

# Hellards



*At home in Alresford*

# Field House, Bishops Sutton Road

ALRESFORD, HAMPSHIRE, SO24 9EJ

## Guide Price £1,650,000

- Victorian House in Need of Modernisation
- Sizeable 1.75 Acre Secluded Plot
- Stunning Views over The Itchen Valley
- Opportunity to Remodel/Extend, STP
- Secluded Edge of Town Location
- Large Office/Studio Outbuilding

A striking brick and flint Victorian property sitting on a sizeable 1.75 acre plot with stunning views over the Arle Valley. There is substantial scope to remodel and extend the property, and to make the most of its unique position on the edge of Alresford, with the possibility of purchasing additional land from the owners. There is a large outbuilding measuring 42 x 11 ft, which is currently used as an office and storage.

With its beautiful rural location, Field House has the benefit of having a country feel, whilst being just a 10 minute walk into the centre of Alresford. There are regular bus services from the road outside to Winchester, Four Marks, Alton and into Alresford itself.

The house is approached from the driveway. with the front door opening into a large entrance hall, from where an oak staircase leads up to the first floor. A door leads to a sizeable sitting/drawing room, which has a fireplace and windows overlooking the garden. Off the hall, is a study and a snug room, which has a bay window to the front. The fitted kitchen includes a range cooker, and gas boiler, and leads through to a wonderful dining/sitting room extension, with French doors onto the garden. There is a semi-circular conservatory, which is in need of upgrading, a utility room and cloak/shower room.





Upstairs, there is a large landing with a long corridor to bedrooms 2, 3 and 4, all of which are double bedrooms. The main bedroom is a generous double room with twin built-in wardrobes. The bathroom has a white suite.

Outside, the gardens roll down the valley, with lovely views of the river and countryside beyond. The majority of the gardens are laid to lawn, with a selection of mature trees and shrubs, and ample space for croquet, tennis, etc.

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**

Mains gas, electricity, water and private drainage.

### **LOCAL AUTHORITY INFORMATION**

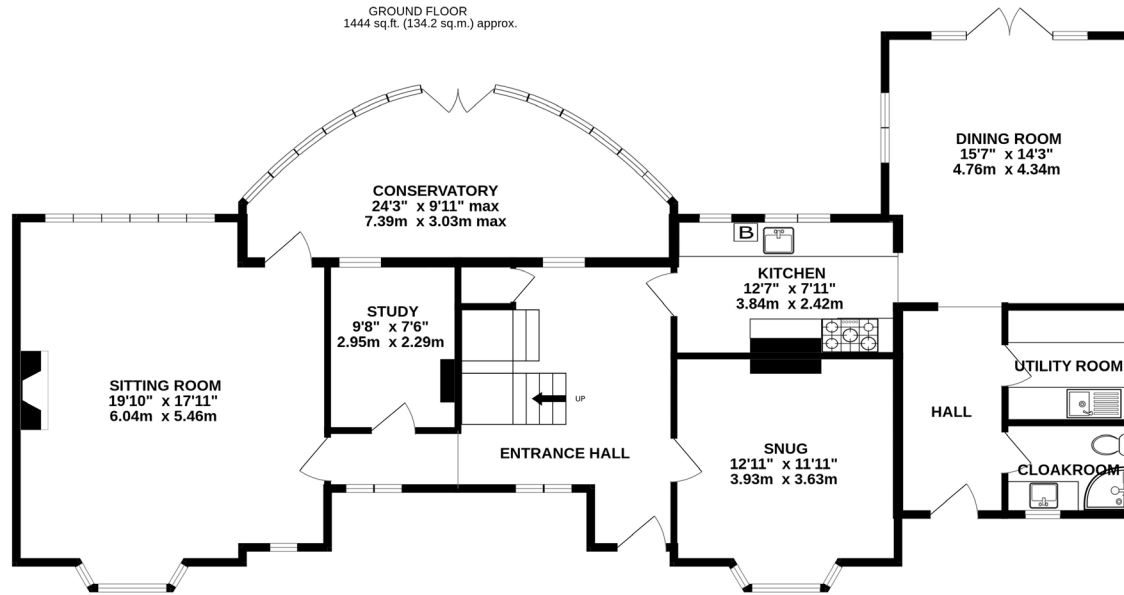
Winchester City Council  
Council Tax Band: G

### **DIRECTIONS**

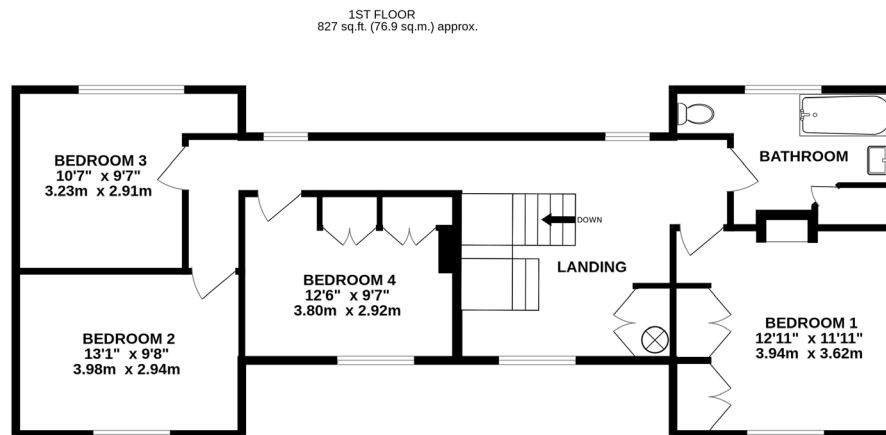
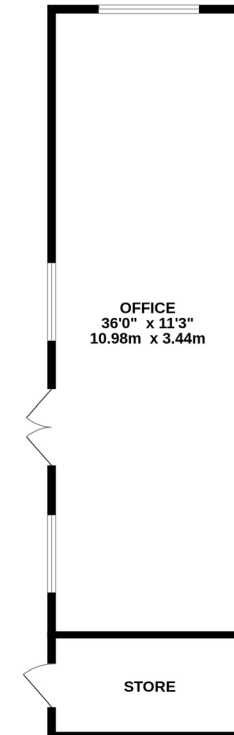
From our office in Broad Street in the centre of the town, head up to the T junction and turn left into East Street. Continue past Long Barn, where Field House will be found on the left hand side.

**What3Words** [///jogged.escalates.applies](https://www.what3words.com/jogged.escalates.applies)





OUTBUILDING  
473 sq.ft. (43.9 sq.m.) approx.

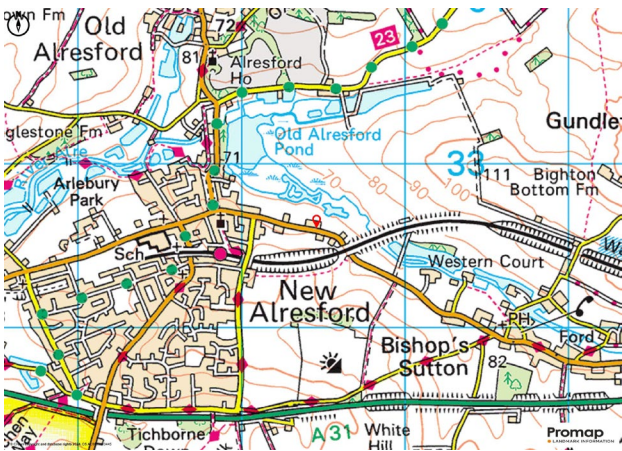


TOTAL FLOOR AREA : 2745 sq.ft. (255.0 sq.m.) approx.

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		82
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	52	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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.

