


Hellards



At home in Preston Candover

Park House, Wiold Road

PRESTON CANDOVER, ALRESFORD, HAMPSHIRE, RG25 2ET

Guide Price £1,850,000

- Substantial Six Bedroom House
- Secluded 0.86 Acre Plot
- Four Reception Rooms
- Kitchen/Breakfast Room Extension
- Ample Parking and Garaging
- Beautiful Private Garden

A substantial family home in the popular Candover Valley 5 miles to the north of Alresford. Park House is set on a secluded 0.86 acre plot, on the edge of the village next to the church. The property is surrounded by beautiful countryside and has walks from the doorstep. With over 3,500 square feet of internal space, there is plenty of flexible accommodation, including six bedrooms and four/five reception rooms. The house is enclosed by an attractive lawned garden surrounded by hedging, with a group of mature trees, garaging and ample parking.

The house is approached from the driveway, with a couple of steps up to the front door and into the impressive entrance hall. The heart of the home is the spacious kitchen with adjoining breakfast room built in 2019, which has limestone flooring with underfloor heating and an extensive range of bespoke kitchen units with quartz worktops and matching island unit, a Neff double oven, hob, and a pantry. The light and airy breakfast room has a lantern roof and doors to the garden. Off the kitchen is a boot room and utility room, and a cloakroom is located off the hall. The inner hall has doors to the dining room, sitting room with wood-burning stove, office and study area.





The sizeable drawing room has an open fireplace and twin sets of doors to the garden and veranda.

Stairs lead up to the first floor landing, and the bedroom accommodation. The principal bedroom enjoys views of the garden, and its own en-suite bathroom, with a separate shower. The second bedroom has an en-suite shower room. There are a further three double bedrooms, a single bedroom and two bathrooms. A second staircase leads downstairs.

A five bar gate opens to a gravelled driveway, where there is an oak-framed, barn-style garage with store room to the side and stairs to a first floor storage space. The lawned gardens surround the house, with shrub borders and a group of mature trees. Adjoining the drawing room is the lovely glass roofed veranda, featuring a productive vine. There is a greenhouse and a couple of sheds.

Preston Candover is a pretty Hampshire village with a thriving community and benefits from a community store and post office, well regarded primary school, pre-school, church, village hall, tennis club and the award-winning Purefoy Arms. A lovely tranquil area with good road communications to Basingstoke and London via junction 7 of the M3, which is within easy reach. The Georgian town of Alresford provides good day-to-day facilities including independent shops, restaurants and inns located in stunning surrounds on the edge of the South Downs National Park. The cathedral city of Winchester is about 10 miles away and there are mainline rail services to London from Winchester, Micheldever, Basingstoke and Alton.



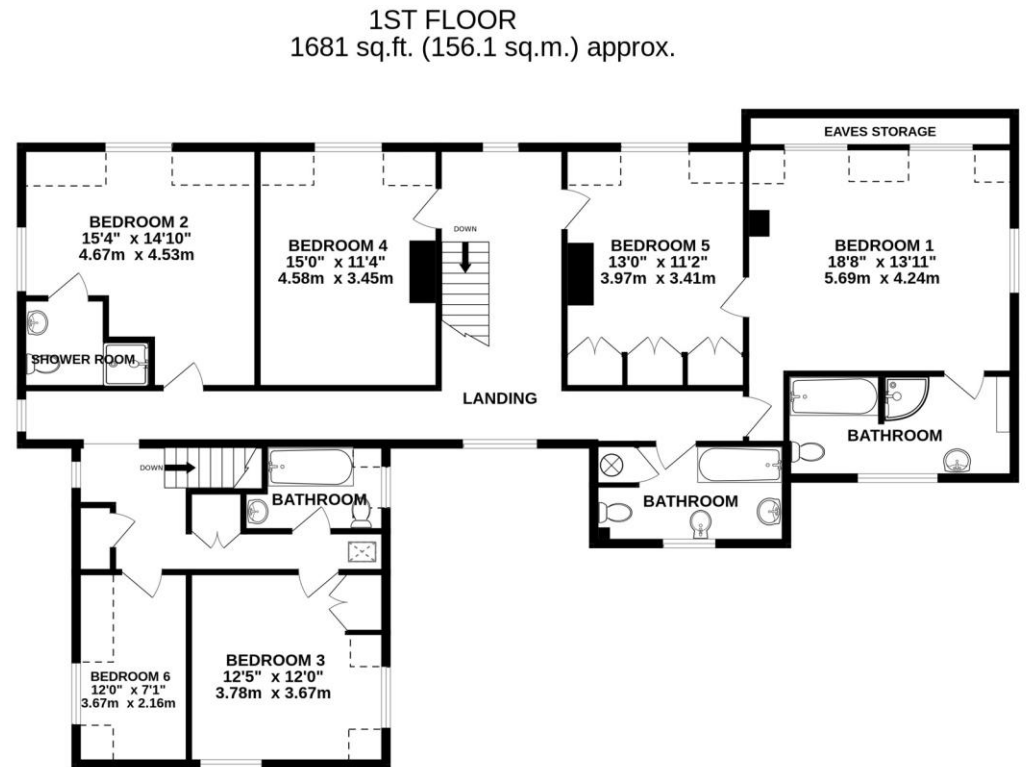
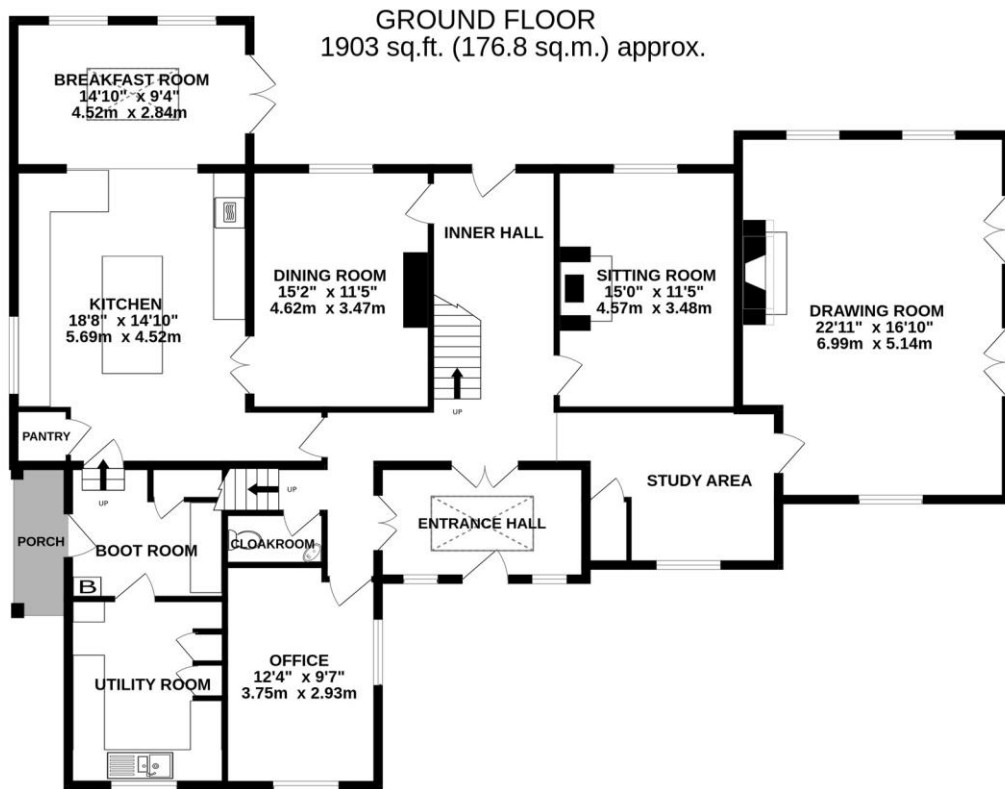
SERVICES

Mains electricity and water connected. Oil-fired boiler. Private cesspit drainage. Fibre broadband to the property.

LOCAL AUTHORITY INFORMATION

Basingstoke and Deane Borough
Council Council Tax Band: G



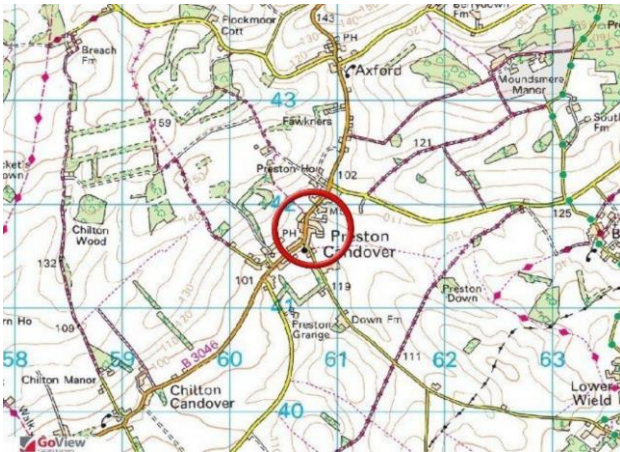


TOTAL FLOOR AREA : 3583 sq.ft. (332.9 sq.m.) approx.

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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DIRECTIONS

From Alresford, proceed north on the B3406 in the direction of Basingstoke. Continue for several miles passing through Old Alresford, Swarraton, and Brown Candover. Turn right before the small green in the centre of the village. Park House is the first house on the right hand side.

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	72
(55-68) D	
(39-54) E	50
(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.

