



At home in Titchborne

The Crooked Billet,

TICHBORNE, ALRESFORD, SO24 0PN

Offers in the Region of £1,500,000

- Charming detached period home
- Nearly 1 acre of south facing garden
- Stunning rural views
- 4 bedrooms, 3 Reception rooms, 2 bathrooms
- Only 1.5 miles from Alresford town centre
- Ample driveway parking, double garage and stable block

Dating back to the mid-16th century, The Crooked Billet is a charming and characterful Grade II listed family home situated on the edge of the Tichborne Estate to the south of Alresford. Set on a generous and secluded plot of just under one acre, with stunning rural views, the property is packed with period features throughout including exposed brickwork, oak beams and 3 open fireplaces.

The property is accessed via a small timber framed porch that leads into a hallway with a door into the sitting room to your left and a further door to the right taking you into the drawing room, complete with open fire and from there onto the more formal dining room, also benefiting from an open fire. The open plan kitchen/sitting room is the hub of the house and a lovely place to cook whilst entertaining friends and family. The light filled room has an open fire, perfect for cosy evenings during the winter months, and double doors that open onto a patio with stunning views over the south facing garden. The cottage style kitchen benefits from a range of shaker style storage units with wooden work tops, range cooker and small breakfast area. Just on from the kitchen is a modern extension that consists of cloakroom, stairs leading up to the principle bedroom suite, walk-in larder and an incredibly useful and spacious utility/boot room. There is a convenient door taking you from the utility room to the side patio, making it perfect for kicking off muddy boots after a countryside walk.





There are two staircases taking you up to the first floor accommodation. The slightly wider of the two staircases leads up from the utility room and takes you into the landing of the principle bedroom suite. The principle bedroom is a spacious and light filled double aspect room, with vaulted ceiling, where you can enjoy rural views from the comfort of your bed. The principle bedroom also benefits from an ensuite bathroom and dressing area that leads through to the remaining three bedrooms, two of which are doubles, and a recently fitted shower room. From here there is a smaller staircase taking you back down to the ground floor. Outside, the property is equally charming with a spacious enclosed south facing garden that is predominantly laid to lawn with a variety of flower filled beds and surrounded by mature trees and shrubs allowing for a huge amount of privacy. Tucked away to the right hand side of the garden is a versatile stable block that offers potential for alternative uses. To the front of the property, there is a wooden 5-bar gate enclosing the spacious gravel driveway, there is also a timber framed double garage with versatile office space above.

Tichborne is located on the outskirts of Alresford. 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

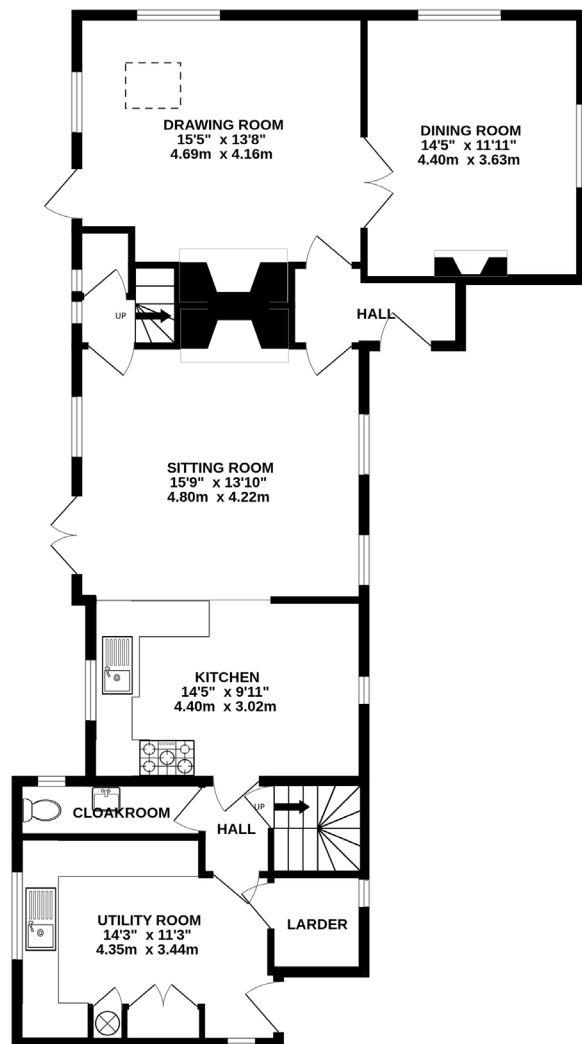
Mains electricity and water connected. Oil-fired boiler. LPG Gas. Private drainage Private water supply from The Tichborne Estate - £180/£200 per quarter

LOCAL AUTHORITY INFORMATION

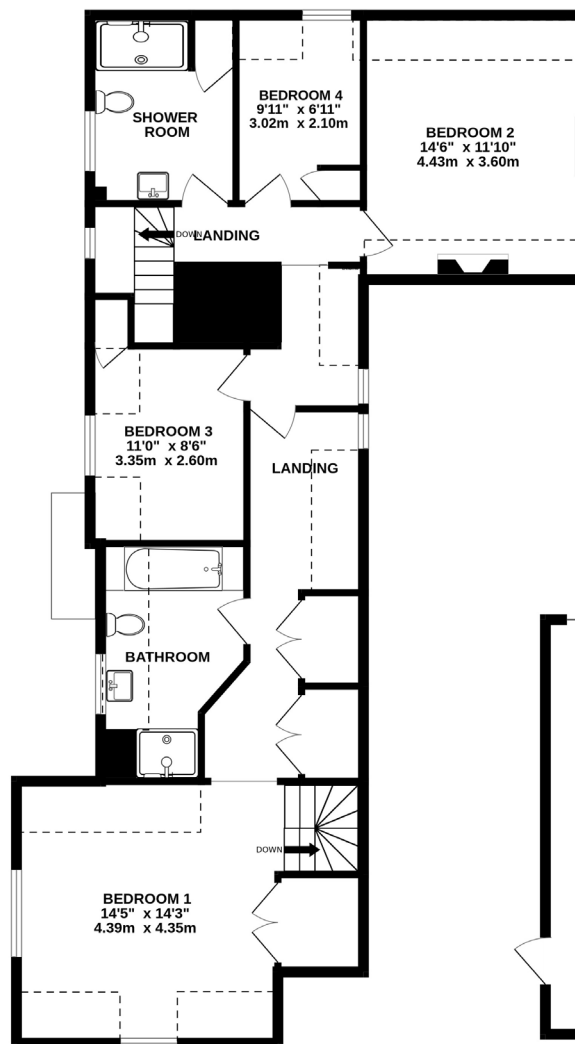
Winchester City Council
Council Tax Band: G



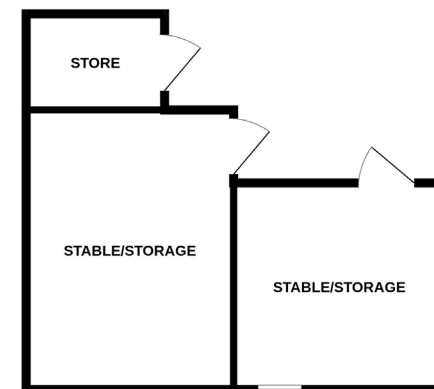
GROUND FLOOR
1053 sq.ft. (97.8 sq.m.) approx.



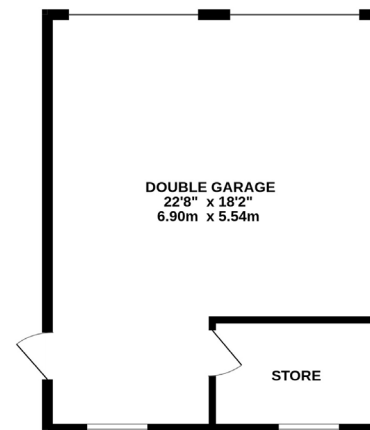
1ST FLOOR
1009 sq.ft. (93.8 sq.m.) approx.



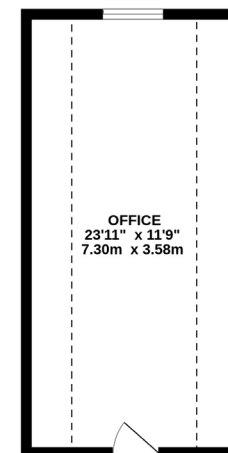
STABLES/STORAGE
344 sq.ft. (31.9 sq.m.) approx.



GARAGE
412 sq.ft. (38.3 sq.m.) approx.



GARAGE 1ST FLOOR
282 sq.ft. (26.2 sq.m.) approx.

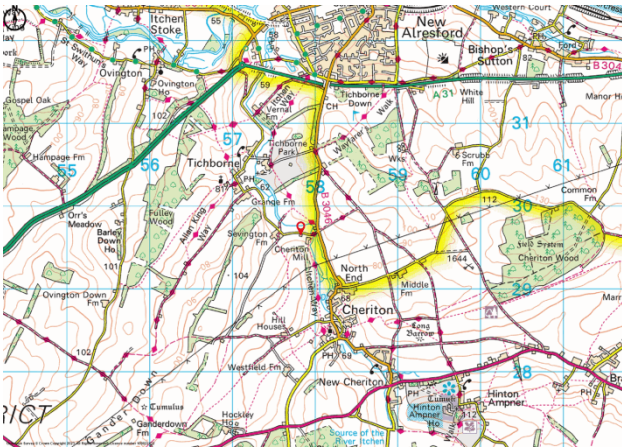
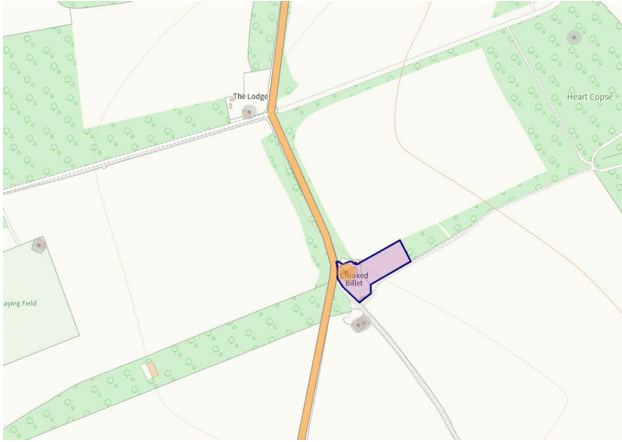


TOTAL FLOOR AREA : 3099 sq.ft. (287.9 sq.m.) approx.

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 take the B3046 (Jacklyns Lane) signposted to Cheriton. Follow the road going over the A31 bypass and past the golf club. After half a mile, on a bend at the top of the hill, The Crooked Billet will be found on the left hand side.
what3words.com/distilled.regard.rents

EPC – Exempt Grade II Listed

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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.

