


Hellards



At home in Alresford

The Firs, South Road

ALRESFORD, HAMPSHIRE, SO24 9HR

Guide Price £825,000

- Detached Victorian House
- Set on an Overall Plot of 0.28 Acres
- Four Double Bedrooms
- Generous Room Sizes
- Private Gardens wrap around the House
- No Onward Chain

A well-proportioned, classic Victorian house with high ceilings, generous room sizes and period features.

The Firs is hidden from the road, being discretely set back on its own private 0.28 acre plot, with gardens wrapping around the house. There is considerable scope to modernise the property to your own design, with the large plot allowing ample space to extend to the side and rear, subject to planning permission. The property is offered for sale with the benefit of no onward chain.

The house is approached from South Road, with a driveway leading to a garage and parking area. A path leads to the front door, which opens to the entrance hall, from where stairs go up to the first floor. The sitting room spans the depth of the house, with a fireplace and doors to the front garden. The dining room is located on the other side of the hallway, with a bay window overlooking the garden and a hatch to the kitchen. The kitchen has a range of storage units and drawers, with worktops above. A door opens to a conservatory and the rear of the house.





Upstairs, there are four double bedrooms and a bathroom. A loft hatch on the landing leads up to the loft, where there is potential space for a loft conversion to add additional space.

The private and secluded garden wraps around the house, and is mainly laid to lawn, with mature planting, flower/shrub borders and some trees.

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

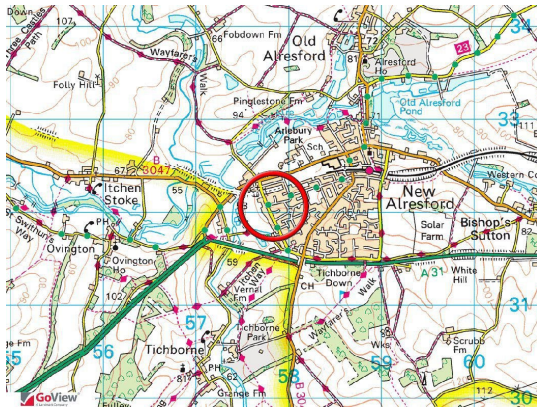
We understand that mains water, gas, electricity and mains drainage are all connected.

LOCAL AUTHORITY INFORMATION

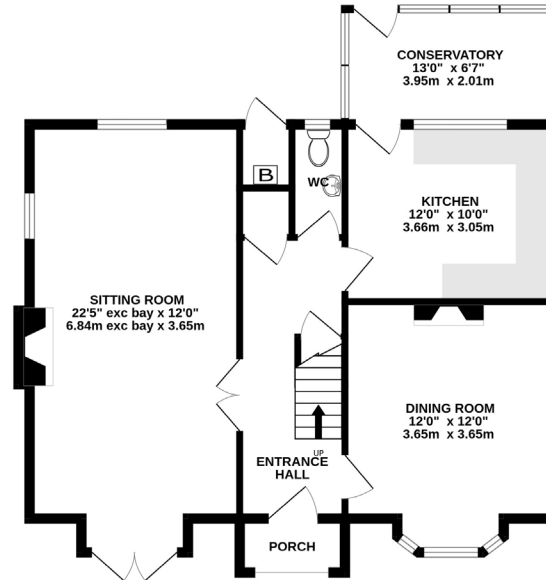
Winchester City Council
Council Tax Band: F

DIRECTIONS

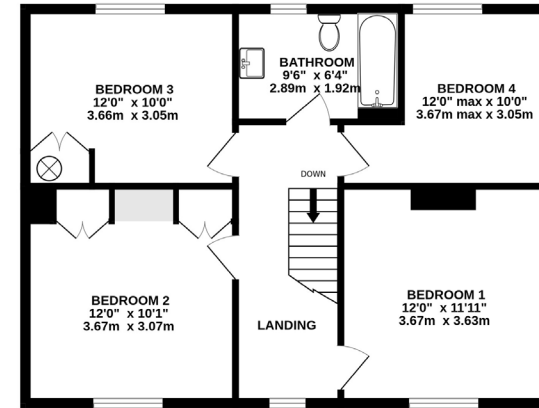
From the centre of Alresford, proceed down West Street to the bottom of the hill and continue ahead going up into Pound Hill, which then becomes The Avenue. Take the second turning on the left into New Farm Road going over the old railway bridge. After 250 metres, turn left into South Road. The Firs will be found on the left hand side, as indicated by our For Sale board.



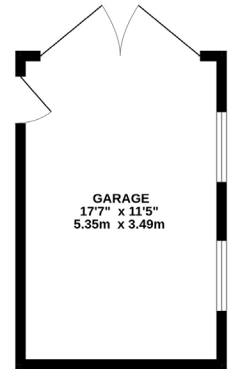
GROUND FLOOR
783 sq.ft. (72.7 sq.m.) approx.



1ST FLOOR
665 sq.ft. (61.7 sq.m.) approx.



GARAGE
201 sq.ft. (18.7 sq.m.) approx.



TOTAL FLOOR AREA : 1649 sq.ft. (153.2 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
	63	82
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.

