


Hellards



At home in Winchester

Thornacre, Alresford Road

WINCHESTER, HAMPSHIRE, SO21 1HL

Guide Price £1,250,000

- Large 4 Bedroom Family House
- Refurbishment Opportunity
- Large 1.5 Acre Plot with Gardens to Front and Rear)
- Attractive Semi-Rural Location
- Good Access to Winchester and Road Network
- No Onward Chain

A distinctive, detached house set on a secluded 1.5 acre plot, with beautiful countryside views from the house and garden. This individual property is in need of renovation, and offers an opportunity to create an impressive family home. The house is set in a semi-rural location on the edge of Winchester, and is ideally positioned for access to the M3, A34, A31 and A272. The house is of non-standard construction, and specialist advice will be needed for mortgage purposes. Planning permission was previously granted for a 2 storey extension, although this has now lapsed (SDNP/18/05848/HOUS).

Set behind electric gates, Thornacre is approached via a gravel driveway, with plenty of parking available in front and to the side of the house. The house is entered via a covered porch, with the front door opening to a welcoming entrance hall, from where stairs go up to the first floor. To the left, is the light and airy sitting room, where there is a fireplace with wood-burning stove. On the other side of the hall is the spacious dining room, with attractive bow windows. The kitchen is set behind the dining room, and features a range of built-in storage units and worktops, and a door to the garden. Off the kitchen is a utility room, and boiler cupboard. A cloakroom with shower is accessed from the hall.





From the first floor landing, there are stunning views over fields to the rear. There is access to the large loft via hidden stairs on the landing. All four of the bedrooms are double rooms, with large windows allowing plenty of light to filter through. The family bathroom features a corner bath.

The house sits centrally on the large plot, with sizeable front and rear gardens. There is a sizeable garage to the side of the house, and an outbuilding set in one corner of the garden. The woodland area at the front of the garden enhances the feeling of privacy and seclusion.

Winchester City centre is a short drive offering excellent shopping facilities together with numerous cafés, restaurants and bars. Steeped in history the city has the renowned Cathedral, Great Hall and Guildhall to name but a few of the places of interest. For the commuter the mainline train station is close to the city centre and there are a number of excellent local schools. Road access provides routes to London or the south coast via the M3 motorway as well as the A34 leading to Newbury and the Midlands.

SERVICES

We understand the property has mains water and electricity connected, oil central heating and private drainage.

LOCAL AUTHORITY INFORMATION

Winchester City Council
Council Tax Band: G

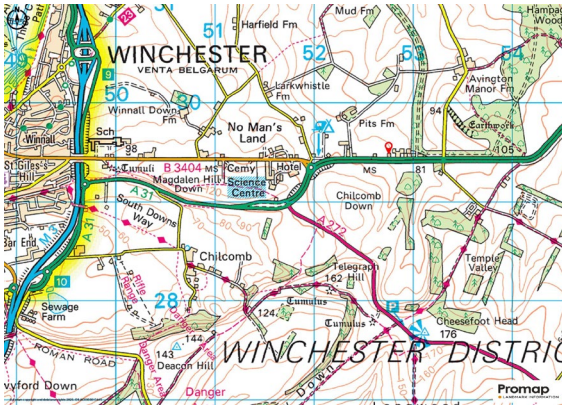
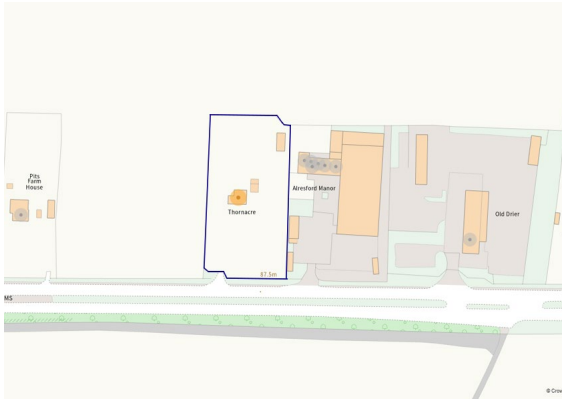
AGENTS NOTE

The house is of concrete construction, and specialist advice will be needed from a mortgage broker/lender, as the method of construction will be classed as 'non-standard'.

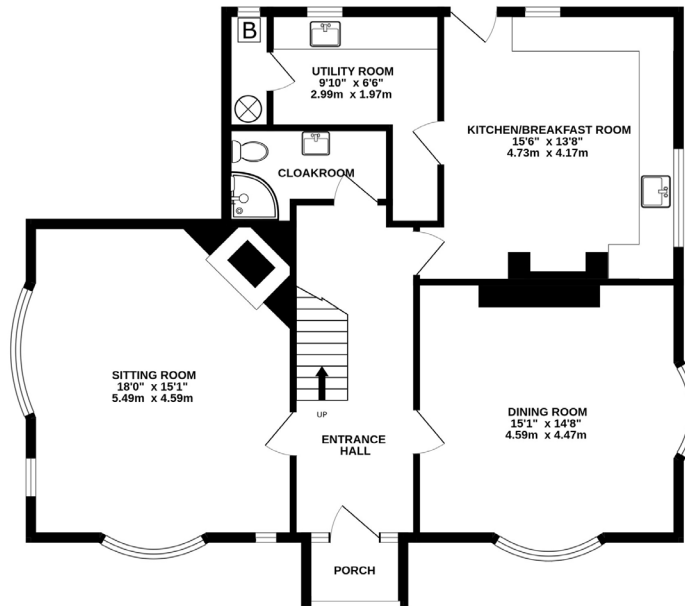
DIRECTIONS

From the Percy Hobbs/Neptune roundabout on the eastern side of Winchester, proceed along the A31 in the direction of Alresford. After approx 500m, the entrance to Thornacre will be found on the left hand side, at the green sign to Corn Dryer Trading Estate.

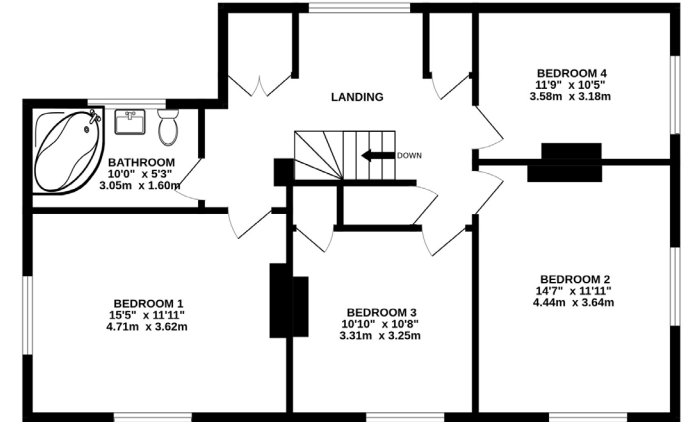
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GROUND FLOOR
1001 sq.ft. (93.0 sq.m.) approx.



1ST FLOOR
798 sq.ft. (74.1 sq.m.) approx.



TOTAL FLOOR AREA: 1799 sq.ft. (167.1 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		71
(55-68) D		
(39-54) E		
(21-38) F	38	
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	

No. 11 Broad Street, Alresford, Hampshire, SO24 9AR

01962 736333

sales@hellards.co.uk | hellards.co.uk

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.

