


Hellards



At home in Alresford

The Granary, Broad Street

ALRESFORD, HAMPSHIRE, SO24 9AR

Guide Price £225,000

- Recent Restoration Project
- Granary for a former Bakery Shop
- Grade II Listed in Conservation Area
- Town Centre Broad Street Location
- Plenty of Character Features
- Cash Buyers Only
- No Onward Chain

A beautiful restoration of a Grade II listed building, which is one of several properties tucked away from view in the middle of the conservation area. Historically, this was the granary building for the local bakery on Broad Street and is built on traditional staddle stones. Just past The Granary will be found the stables, which were converted into homes some while ago. It has many character features including traditional timber flooring on the ground floor and exposed beams throughout. The property has been meticulously re-built and converted to a high standard. Being located so centrally will be ideal for anyone looking for an affordable character property close to the shops and facilities to be found in 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

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

LOCAL AUTHORITY INFORMATION

Winchester City Council
Council Tax Band: G

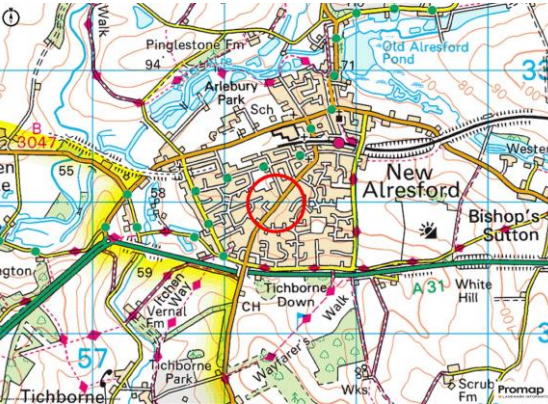
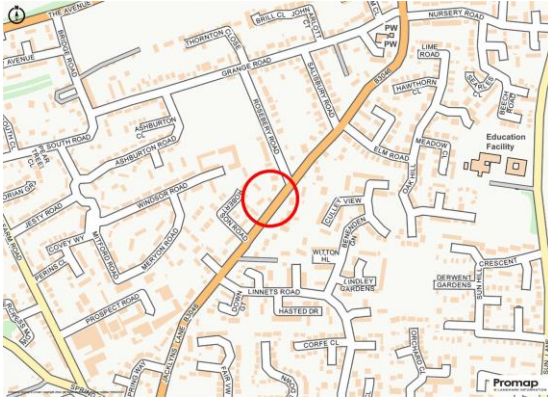
AGENTS NOTE

As far as we are aware, it will not be possible to get a mortgage on this property due to it's non-standard construction.

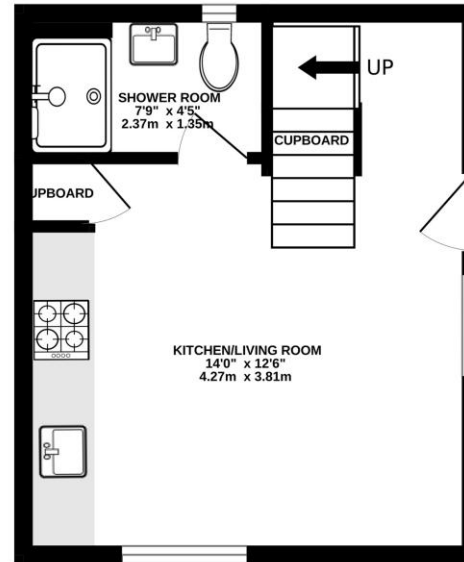
DIRECTIONS

The property is located on Broad Street in the middle of the town. The Granary is located immediately to the right of the restaurant on Broad Street through a locked white door.

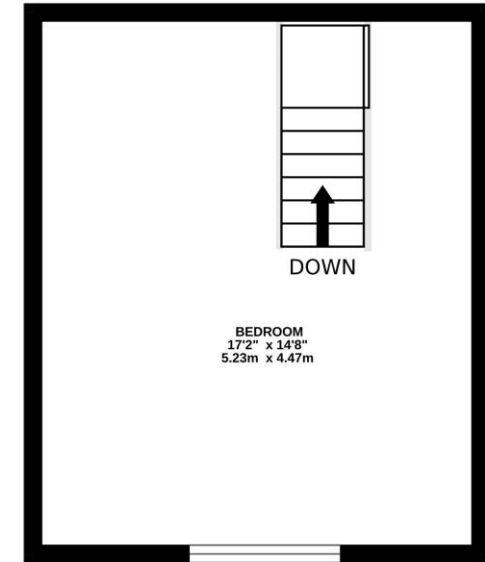




GROUND FLOOR
245 sq.ft. (22.8 sq.m.) approx.



1ST FLOOR
246 sq.ft. (22.9 sq.m.) approx.



TOTAL FLOOR AREA : 492 sq.ft. (45.7 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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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.

