



At home in Alresford

13 East Street,

ALRESFORD, HAMPSHIRE, SO24 9EQ

Guide Price £1,350,000

- Impressive Period House in Town Centre
- 3 Reception Rooms, Kitchen/Breakfast Room
- 4 Double Bedrooms and 2 Shower Rooms
- Glorious Garden to the Rear
- Excellent Parking and Double Carport
- No Onward Chain

An impressive period property conveniently located for the facilities available in the town centre, which is just a couple of minutes' walk away. This substantial house offers an excellent amount of versatile accommodation and overlooks a glorious garden to the rear. There is excellent parking and a double carport, which are a rarity in the centre of Alresford. The property is offered for sale with no onward chain.

The front door opens to the sizeable reception hall, with a wood burning stove and stairs to the first floor. The dining room features a built-in display niche and bay window. The generously proportioned drawing room, includes a gas coal-effect fire in a classic mantelpiece and a large bay window, which looks out onto the beautiful gardens.

The kitchen/breakfast room includes a walk-in cupboard / store, built-in Neff oven and grill, and an induction hob. There is a utility room off the kitchen, with a door to the garden. Off the hall, there is a cloakroom and deep cupboard, which has a door down to the cellar.





Upstairs, the principal bedroom features built-in storage and an ensuite shower room. There are two further good sized double rooms at the front of the property, both with bay windows, and a further double bedroom with window overlooking the garden. From the landing, a door leads to stairs to the boarded loft.

The delightful garden spreads beyond the width of the house, and includes a large terrace and lawn, mature flower/shrub borders, an ice house as well as a potting shed/workshop. The bespoke garden room is a place from where you can enjoy views of the garden. It is linked to the house by a covered storage area, with a gate to a lane. Steps lead down to the driveway and an electric gate to the lane, and a double timber car port.

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

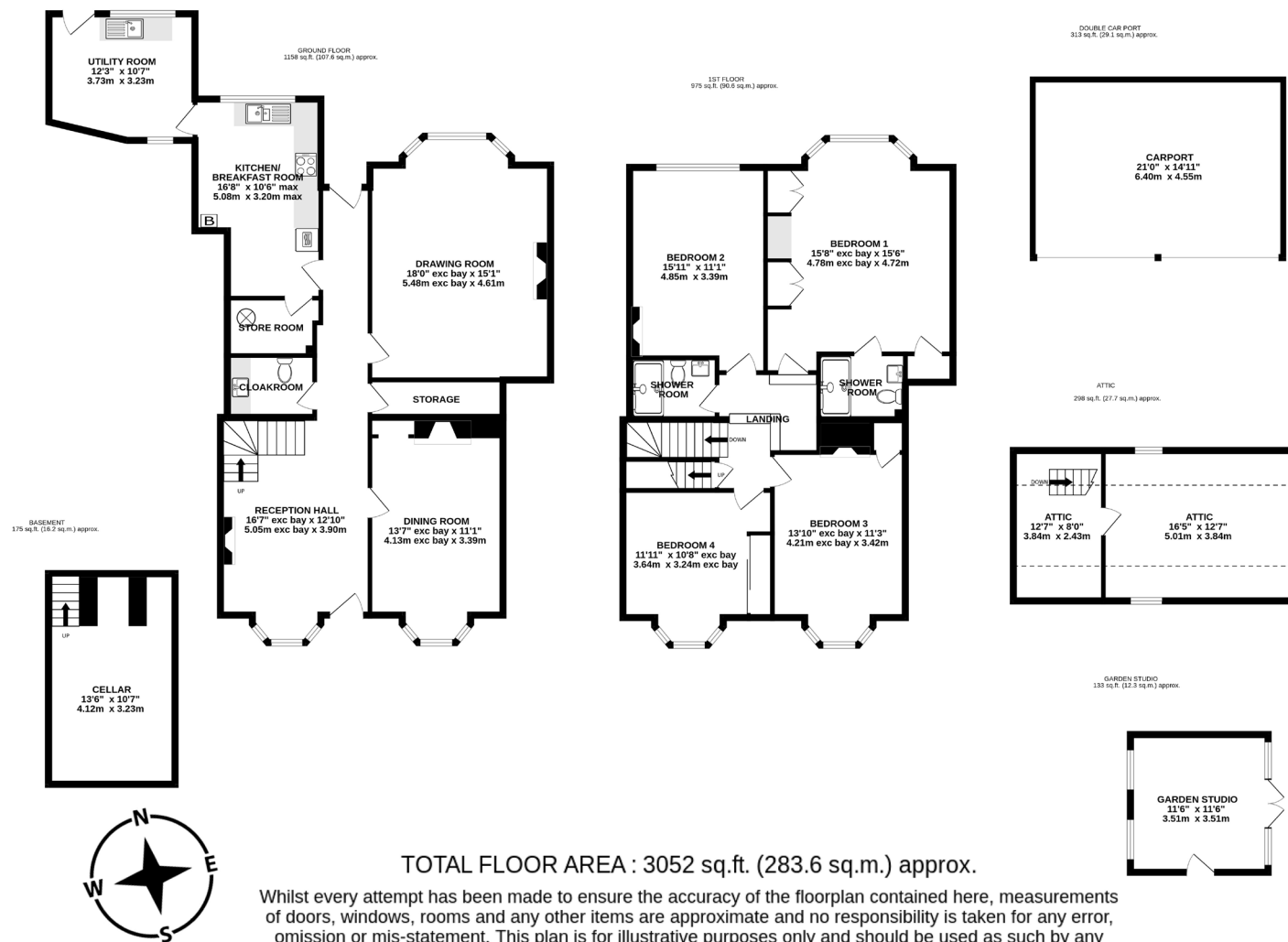
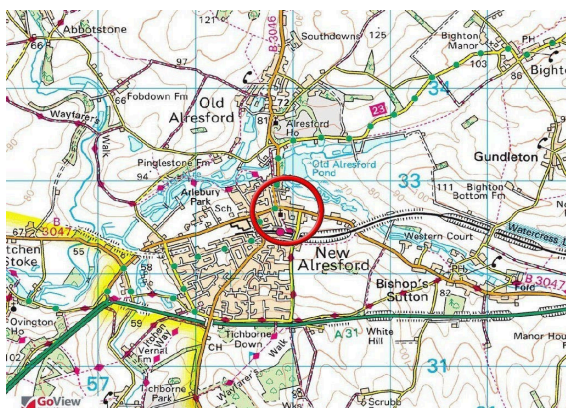
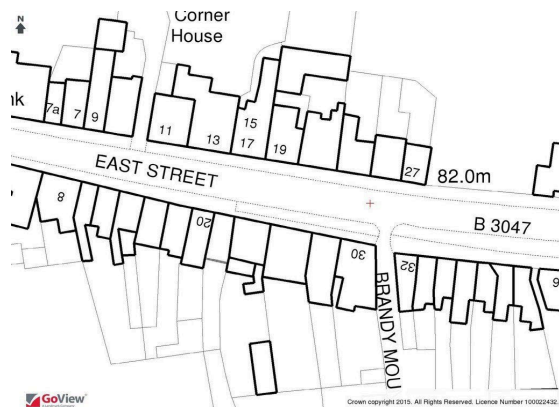
We understand that mains water, gas, electricity and mains drainage are all connected.

LOCAL AUTHORITY INFORMATION

Winchester City Council
Council Tax Band: G

DIRECTIONS

From the centre of town, proceed along East Street. The property will be found a little way along on the left hand side.



TOTAL FLOOR AREA : 3052 sq.ft. (283.6 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.

