


Hellards



At home in Alresford

Bowden House, 4 Bay Tree Yard, West Street

ALRESFORD, HAMPSHIRE, SO24 9UJ

Guide Price £1,500,000

- Detached House in Quiet Town Centre Location
- Parking for 3 Cars and Tandem Length Garage
- Four Bedrooms and Two Bathrooms
- Comfortable Drawing Room with Fireplace
- Open-Plan Kitchen/Dining Room
- Study, Conservatory, Utility/Cloakroom
- Private and Secluded Garden

Tucked away in the centre of Alresford with shops and facilities just moments away, this impressive modern home has been individually designed in a Georgian-style, with a good flow to the layout and generous room sizes. There is a pretty garden to the rear, a sizeable tandem length garage, as well as parking for three cars in front of the house. In our opinion, this is an ideal home for someone looking to 'downsize' to a distinctive home in the town centre and, unlike the majority of other properties in the area, Bowden House is not listed and is offered for sale with no onward chain.

Bay Tree Yard is a quiet enclave off West Street in the middle of the town. The front door opens to a welcoming entrance hall, from where stairs go up to the first floor. Ahead of you is the spacious drawing room, where there is a fireplace and sliding doors to the garden. The kitchen has been opened up to the dining room, thereby creating a wonderful open-plan space with plenty of room for cooking and dining. A lift is located in the dining room allowing easy access to the first floor. Sliding doors open to a light and airy conservatory, with direct access to the garden. Also on the ground floor, there is a comfortable study with a bow window, and a useful utility/cloakroom, which connects to the garage.





Upstairs on the first floor landing, there is a loft access hatch and family bathroom. The main bedroom enjoys a view of the garden and has its own en suite bathroom. Bedroom 2 is a double room, with built-in wardrobes. The lift is located in this room, allowing access from the dining room below. Bedroom 3 is also a double room with built-in wardrobes, whilst bedroom 4 is a single room, with a built-in wardrobe.

There is parking in front of the house and an electric roller-shutter door opens to the large tandem length garage. A door at the end of the garage opens to the private garden, which enjoys a good deal of seclusion and is a tranquil place in which to relax. A paved terrace adjoins the rear of the house, with flower and shrub borders surrounding the lawn. A pathway to the left hand side of the house leads to a garden store and door to the conservatory.

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

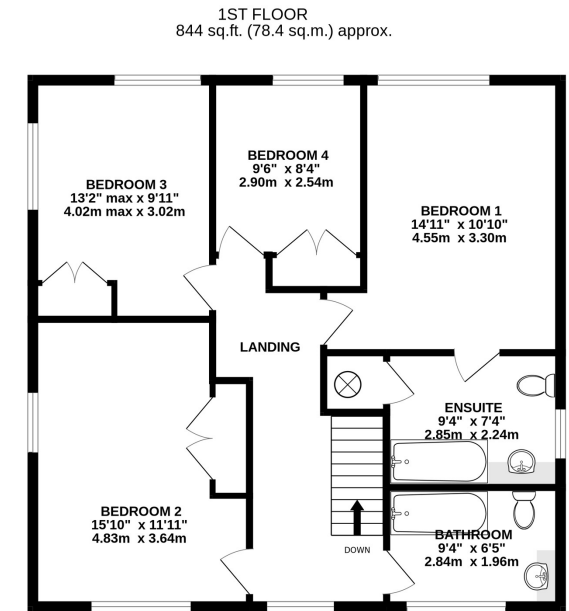
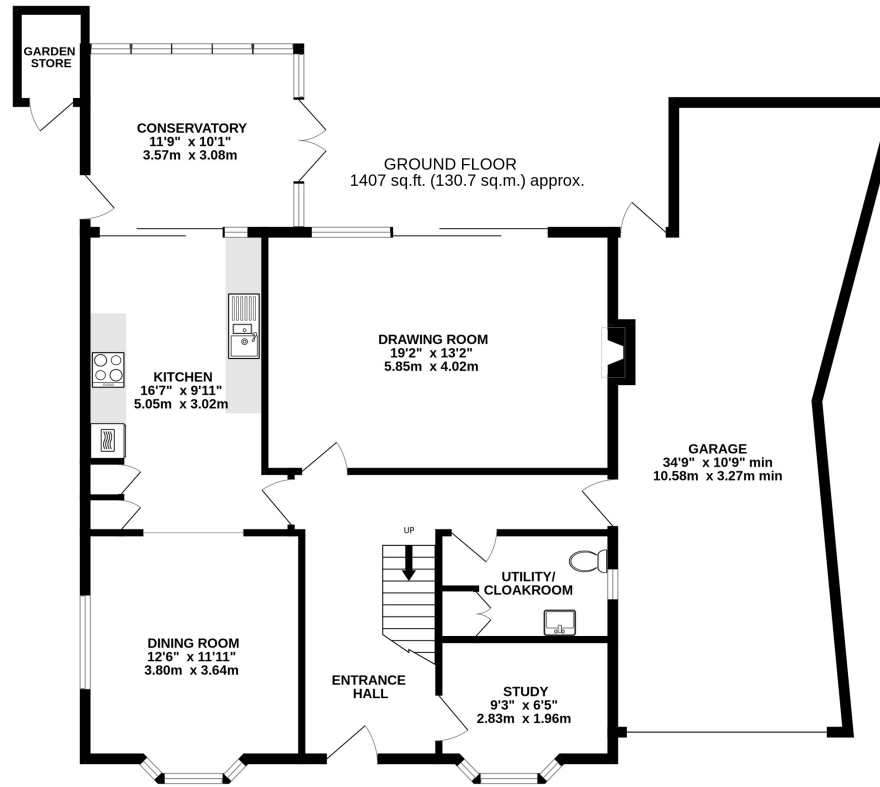
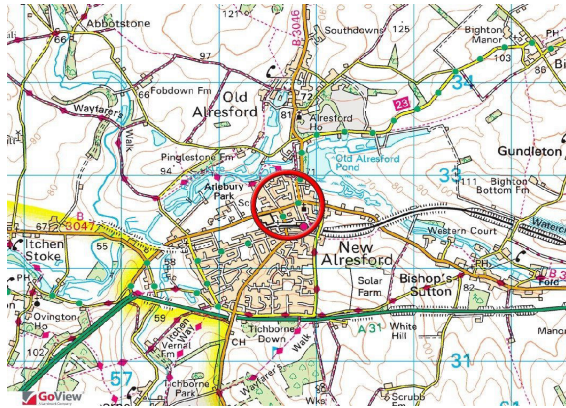
We understand that mains electricity, gas, water and drainage are connected.

LOCAL AUTHORITY INFORMATION

Winchester City Council
Council Tax Band: G

DIRECTIONS

The property is located in Bay Tree Yard, which is off West Street in the centre of the town.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

TOTAL FLOOR AREA : 2251 sq.ft. (209.2 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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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.

