


Hellards



At home in Alresford

Braye House

NEW FARM ROAD, ALRESFORD, HAMPSHIRE, SO24 9QH

Guide Price £1,050,000

- Substantial Four Bedroom Family House
- Generous Plot on Western Edge of the Town
- Four Bedrooms and Two Bath/Shower Rooms
- Kitchen/Breakfast Room, Sitting Room, Dining Room
- Double Garage and Plenty of Driveway Parking
- Secluded South-West Facing Garden
- No Onward Chain

A substantial family house with plenty of versatile accommodation, an attractive south-westerly facing garden, a double garage and good parking. Braye House is situated in New Farm Road, which is one of the best addresses on the western side of Alresford. The property is offered for sale with the benefit of no onward chain.

The house is approached from New Farm Road with a 5-bar gate opening to a large, gravelled driveway offering plenty of parking. The double garage has an electrically operated roller-shutter door, a door to the garden and wall-mounted gas boiler. The front door opens to the entrance hall, where there is a cloakroom, utility room, storage cupboard, understairs cupboard and stairs to the first floor. The sitting room is a sizeable room with plenty of sofa seating space, a bow window to the front and French doors to the garden. There is a separate dining room, with a bow window overlooking the garden. The kitchen/breakfast room features modern kitchen units and drawers, with integrated appliances, a Stoves gas range and French doors to the garden.

Upstairs on the first floor landing, there is a family bathroom with a shower over the bath, an airing cupboard housing the





hot water cylinder, and an access hatch with fitted ladder to the part-boarded loft. The sizeable principal bedroom features a dressing area with built-in double wardrobe and modern ensuite shower room. The second bedroom is a double room, with a view of the garden and fields beyond. Bedrooms three and four both include built-in wardrobes.

A gate to the side of the house leads through to the wonderful garden, which is surrounded by hedging and is mainly laid to lawn with mature planting and a lovely outlook over fields from the first floor bedrooms.

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, drainage, gas, and electricity are connected.

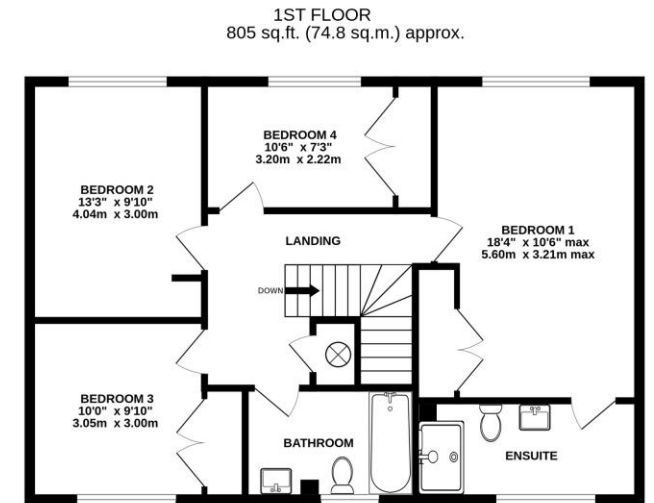
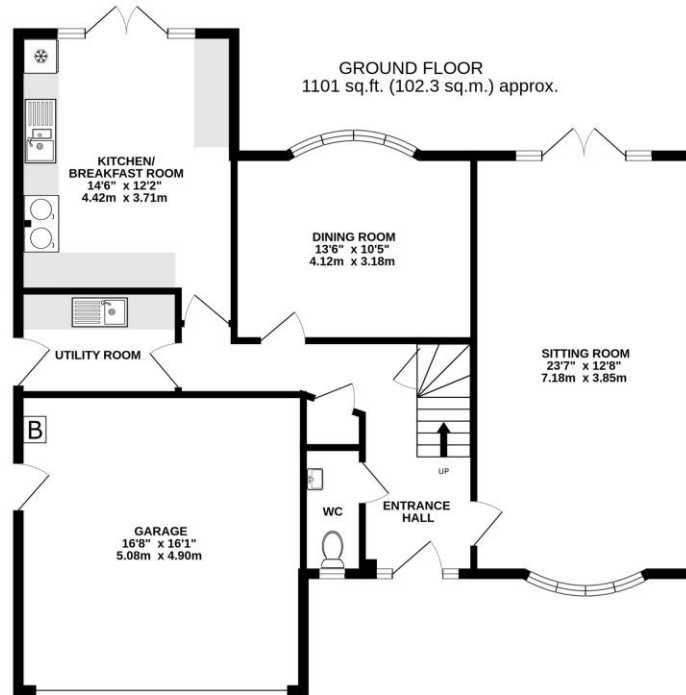
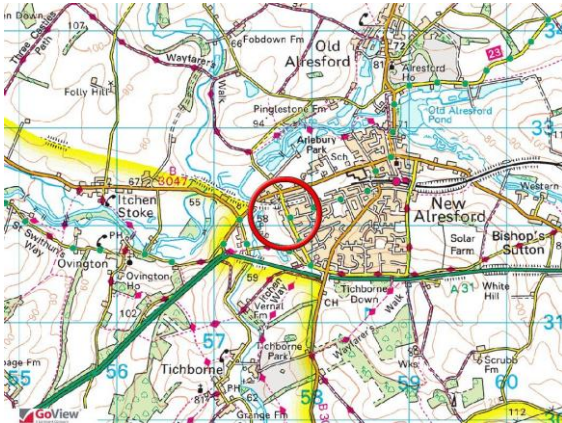
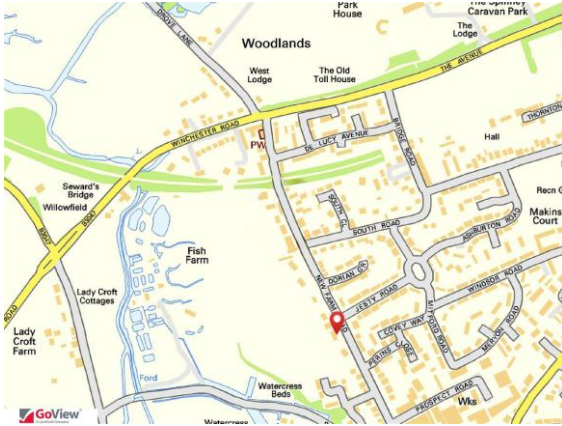
LOCAL AUTHORITY INFORMATION

Winchester City Council
Council Tax Band: G

DIRECTIONS

From the centre of Alresford, proceed west along The Avenue and then take the second turning left into New Farm Road. Follow the road for 500m, where Braye house will be found on the right hand side (opposite the entrance to Jesty Road).

What3words: [///pity.typed.chief](https://www.what3words.com/pity.typed.chief)



TOTAL FLOOR AREA : 1906 sq.ft. (177.0 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		
	65	83
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.

