



Brook Cottage, Old Alresford

At home in Hampshire


Hellards

BROOK COTTAGE, OLD ALRESFORD, HAMPSHIRE SO24 9DH

Guide Price £695,000

- Detached Bungalow
- Overlooking the Green in Old Alresford
- Opportunity for Refurbishment/Improvement
- Three Bedrooms & Two Bathrooms
- Gardens, Double Garage & Workshop/Office
- Excellent Location 5 Mins Drive from Alresford

Situated in the highly desirable village of Old Alresford, this detached bungalow enjoys a prime position overlooking the village green. Offering generous living space and exceptional potential for modernisation, the property represents a rare opportunity to create a bespoke home in a picturesque and sought-after location.

The spacious accommodation begins with an entrance hall leading to a light-filled sitting room, featuring a charming box bay window with views across the green. The well-proportioned kitchen/breakfast room opens into a conservatory, with an adjacent utility room and guest cloakroom.

The large principal bedroom suite includes double doors opening onto the garden, an en-suite shower room, and a versatile additional living area—perfect for use as a dressing room, snug, or private sitting room. There are two further bedrooms, a family bathroom, and a useful study area or reading nook.

Outside, the gardens are mainly situated to the side of the property, offering excellent privacy courtesy of a mature beech hedge to the front. The property benefits from an in-and-out driveway providing ample parking, along with a double garage and a garden store/office to the rear. The overall plot extends to approx 0.22 acres.

Additionally, there is a further section of garden behind the garage, currently rented from Winchester Council at a nominal fee of £50 per annum.





Old Alresford, with a village green and village hall at its centre, lies at the southern end of the Candover Valley in the middle of farming communities and the famous watercress beds. There are a wide variety of walks and cycle paths. Old Alresford has a strong village community, with its church, dramatic society, summer fayre, bonfire celebrations, cricket club and village events. The town of New Alresford lies within a mile to the south, 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, churches and an active community. The cathedral city of Winchester is just a few miles away and there is easy access to the south coast, the Midlands and London via the road network. There is mainline rail access to London from Winchester or Basingstoke.

SERVICES

We understand that there is mains electricity and water. Oil fired central heating with boiler in utility room. Drainage is provided via a treatment plant to the rear of the property that is managed and maintained by Winchester Council. Costs are divided between all properties using it and paid to Winchester Council.

****This property is being sold on behalf of a corporate client. It is subject to probate and will remain on the market until contracts are exchanged. As part of the deceased's estate, it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision.****

****Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order.****

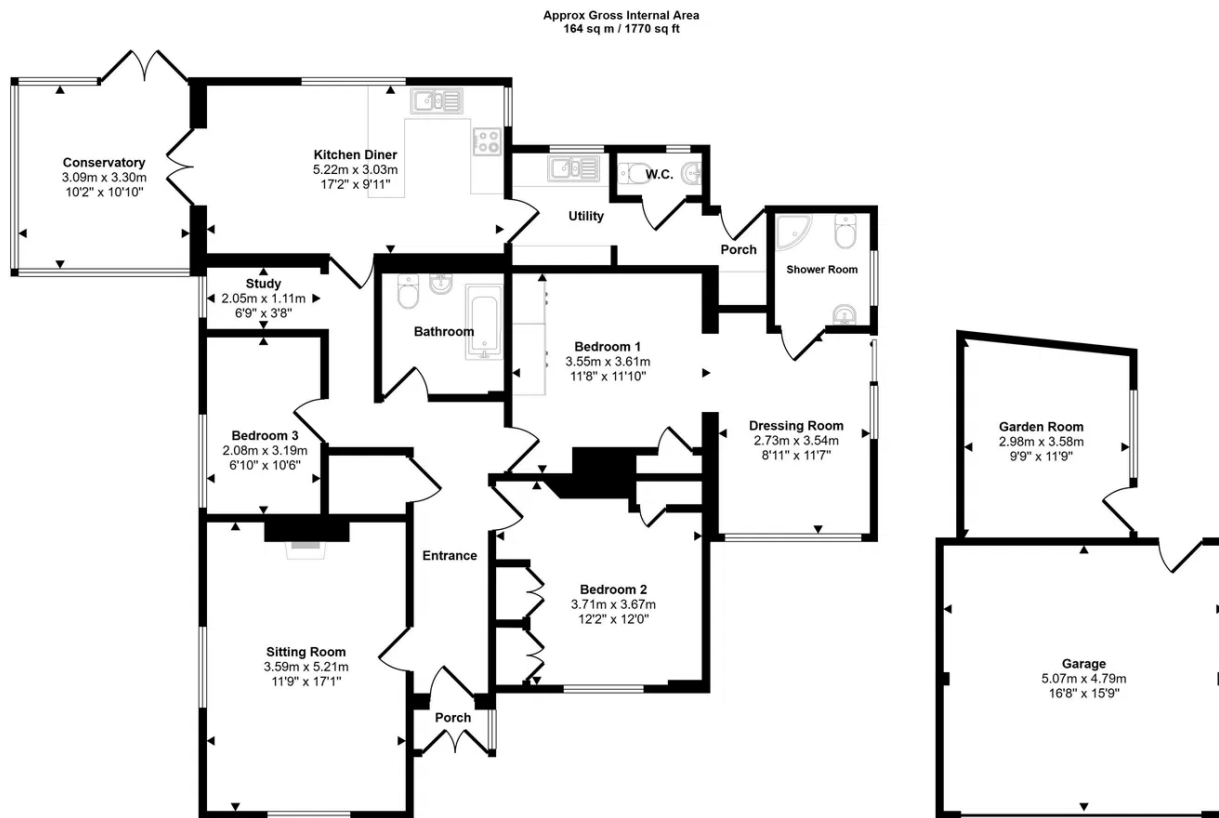
LOCAL AUTHORITY INFORMATION

Winchester City Council
Council Tax Band E

DIRECTIONS

From Alresford, take the B3046 North towards Old Alresford. As you enter the village, turn left just before the Green, and turn right at the T-Junction. The house will be on your left behind the beech hedge.
[What3words:///untruth.data.push](https://www.what3words.com/untruth.data.push)





Floorplan
Approx 130 sq m / 1395 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Garage/Garden Room
Approx 35 sq m / 376 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	58	67
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.