



The Old Barn, 19a Mill Hill, Alresford

At home in Hampshire


Hellards

The Old Barn, 19a Mill Hill

ALRESFORD, HAMPSHIRE SO24 9DD

Guide Price £695,000

- Delightful Detached Period Home
- Secluded Town Centre Location
- Recently Renovated to an Exacting Standard
- Three Bedrooms and Two Bath/Shower Rooms
- Sitting Room and Kitchen/Dining Room
- Attractive, Private Courtyard Garden
- Informal On-street Parking Arrangement
- Nearby Garage Available by Separate Negotiation

The Old Barn dates from the 1800's and is located at the bottom of Broad Street, within the conservation area in the centre of Alresford. The property has the advantage of not being listed, but retains character features. It has recently been sympathetically renovated to an exacting standard, and is stylishly presented throughout, including new bath/shower rooms and a newly refurbished kitchen. There is a tranquil courtyard garden, offering secluded space for relaxation. Parking is available on an informal basis in front of the property. A nearby garage is available by separate negotiation.

The cottage is approached from Mill Hill via a wooden gate into the courtyard garden. The front door opens to an entrance lobby, an ideal place for hanging coats. A second door opens to the welcoming entrance hall, with wooden parquet flooring, stairs to the first floor and a cloakroom. The spacious sitting room is a comfortable room featuring a fireplace with a hearth and electric stove, alcove storage and bookshelves, and useful understairs storage. The kitchen features a smart range of kitchen storage units and worktops, integrated appliances and fitted bench seating.





Upstairs, a hatch on the landing allows access to a large loft with good head-height. The family bathroom has been re-fitted and features underfloor heating. The main bedroom is at the front of the property and features some built-in wardrobes, as well as a stunning en-suite shower room with underfloor heating. The second bedroom is a double room, which includes twin built-in wardrobes. The third bedroom is a single room.

Outside, the courtyard garden provides a lovely retreat, being secluded from Mill Hill. The property is a few steps away from The Millenium Walk, which leads to the river and open countryside beyond. A nearby garage available by separate negotiation

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 all mains services are connected.

LOCAL AUTHORITY INFORMATION

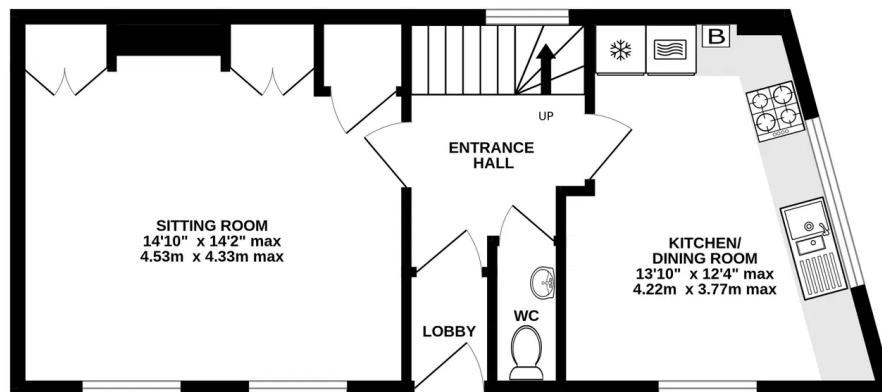
Winchester City Council

Council Tax Band: D

DIRECTIONS

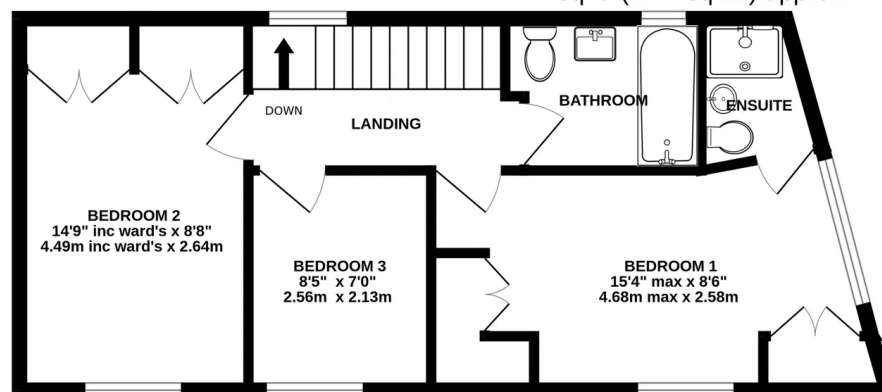
From our office in Broad Street, proceed on foot down the hill and continue ahead into Mill Hill. The Old Barn (19a Mill Hill) will be found after a short distance on the left hand side, before the turning for Ladywell Lane.





GROUND FLOOR
437 sq.ft. (40.6 sq.m.) approx.

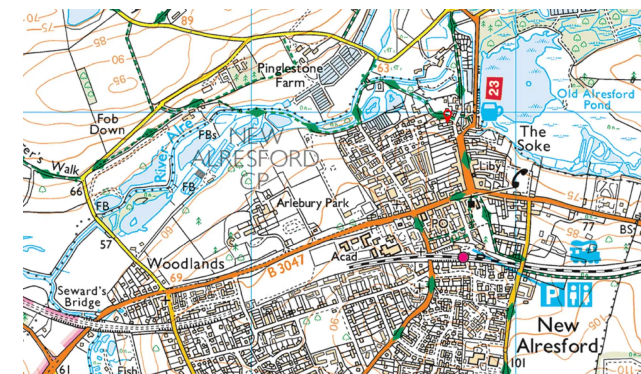
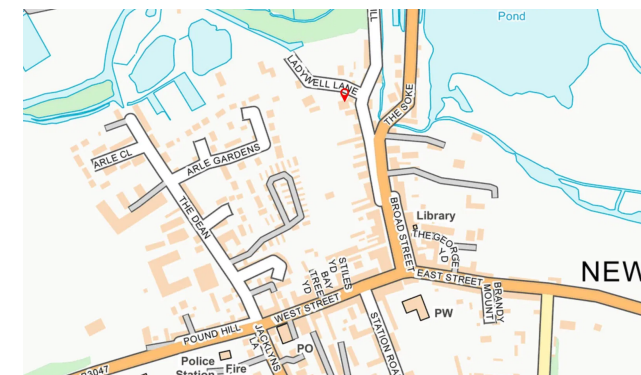
1ST FLOOR
444 sq.ft. (41.2 sq.m.) approx.



19A MILL HILL

TOTAL FLOOR AREA : 881 sq.ft. (81.8 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		74
(55-68) D		
(39-54) E	44	
(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.