



Austin House, 50 East Street, Alresford

At home in Hampshire


Hellards

AUSTIN HOUSE, 50 EAST STREET

ALRESFORD, HAMPSHIRE, SO24 9EQ

Guide Price £995,000

- Charming Georgian House
- Convenient Town Centre Location
- Self-Contained Annexe
- 4 Bedrooms and 3 Reception Rooms
- Secluded South-Facing Garden
- No Onward Chain

A charming Georgian property in the heart of the market town of Alresford. The house is conveniently located for the shops and facilities in the town centre, which are just a few minutes' walk away. The house is Grade II listed with character features in abundance including exposed floorboards, open fireplaces and a cellar.

To the left of the main house is a self-contained two storey annexe, offering a rental/investment opportunity, or for a carer/family member to live next door. The south-facing garden is an absolute delight, with decked seating areas, flower and shrub borders, a large insulated outbuilding with power suitable for use as an office/art studio or for storage, and a greenhouse. Doors from the house open onto the garden and paved patio area, which is completely private from neighbours. There is access from East Street for the bins and to the garden. The property is offered for sale with the benefit of no onward chain.

MAIN HOUSE

The front door opens to a welcoming reception hall, with a bay window, a fireplace and stairs leading up to the first floor. Off the reception hall is the sitting room, where there is ample sofa space, a fireplace and French doors to the garden. A rear extension has created a generous kitchen/dining room, with an L-shaped range of units and space for a central dining table. There is an overhead lantern roof and bi-fold doors to the garden. Off the kitchen is a utility room and separate cloakroom. A door from the reception hall leads down to a tanked cellar, which is currently used as an office/hobbies room.





On the first floor landing, a door opens to the main bedroom, which has a built-in wardrobe and window overlooking the garden. There is an en-suite shower room, and an exterior door to steps leading down into the garden. The second bedroom is also a double room, with a built-in wardrobe and a view of the garden. The third double bedroom has a window overlooking East Street, a built-in wardrobe and a fitted sink. The bathroom features a white suite with a bath and separate walk in shower.

ANNEXE 50a

The annexe is self contained, with its own front door onto East Street, and is joined to the sitting room of the main house via a connecting door. On the ground floor there is a living room, with a kitchen comprising a range of fitted units and integrated appliances. A door opens to a small patio, which adjoins the main house garden. Stairs lead up to the first floor, where there is a double bedroom and ensuite shower room.

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. Highlights in the calendar include the annual Watercress Festival in May and the Agricultural Show in September. 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 gas, electricity, water and drainage are connected.

LOCAL AUTHORITY INFORMATION

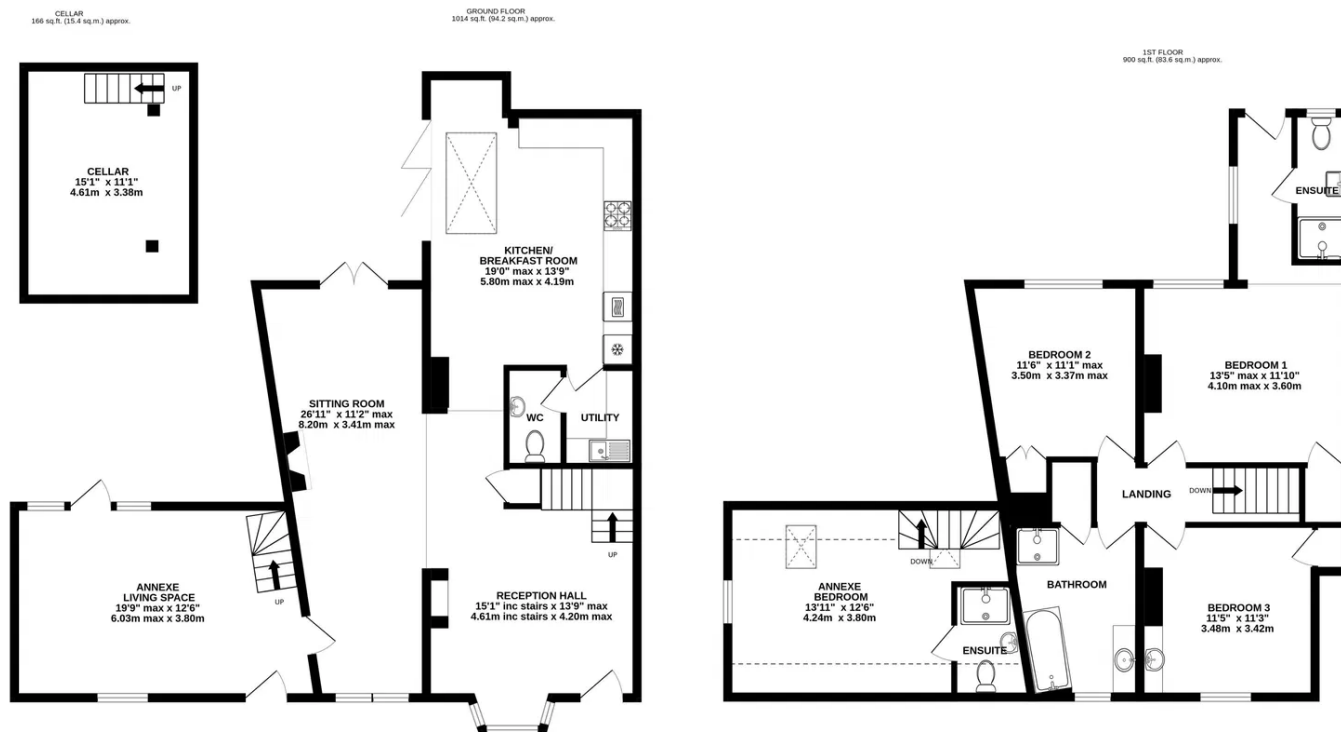
Winchester City Council
Council Tax Band: Main House: G, Annexe: A

EPC: Exempt - Grade II Listed

DIRECTIONS

East Street is located in the town centre of Alresford at the top of Broad Street. As there is no parking available in East Street, it is recommended to park in Broad Street and walk up to No. 50 East Street.

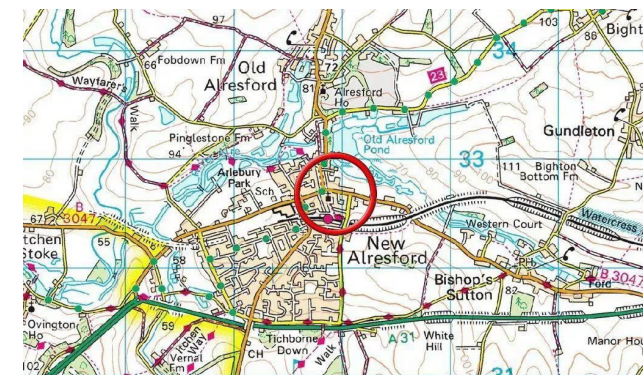
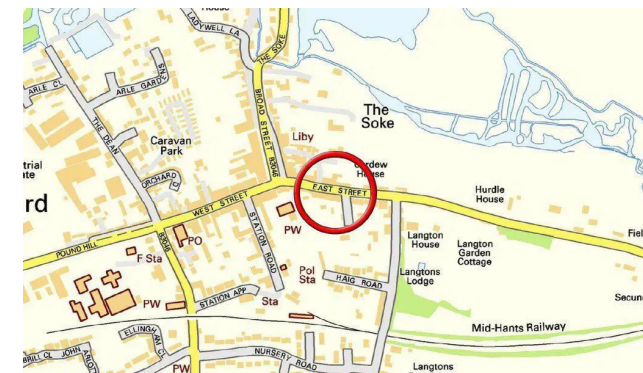




TOTAL FLOOR AREA : 2081 sq.ft. (193.3 sq.m.) approx.

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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Hellards Estate Agents

11 Broad Street, Alresford, Hampshire

01962 736333

sales@hellards.co.uk

<https://www.hellards.co.uk/>



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.