

# Hellards



*At home in Alresford*



# 10-12 East Street

ALRESFORD, HAMPSHIRE, SO24 9EE

## Asking Price £850,000

- Delightful Grade II Listed Town House
- Two Properties Combined into an Individual Home
- Generously Proportioned Rooms
- Four Bedrooms and Four Reception Rooms (including a Family Room/Home Office)
- Secluded Southerly-Facing Garden
- Convenient Town Centre Location

A delightful Grade II listed house located just moments from the shops and facilities available in the town centre. This generously proportioned home has been formed from two adjoining properties, and has four double bedrooms, four reception rooms, a cellar and a lovely south-facing garden.

The walls between the sitting room, dining room and kitchen have been removed, creating a wonderful open plan space, ideal for entertaining and family living. The terracotta tiling runs through the ground floor, connecting the rooms. There is a hatch to the cellar, stairs to the first floor, an open fireplace, alcove storage, and an understairs cupboard. The kitchen has storage units, worktops, a cooker, wall-mounted boiler and a door to the garden. Off the kitchen is a cosy snug room, with a charming brick fireplace, and an opening to a storage area and on into a utility room with doors to the garden, and a cloakroom. There is a bathroom downstairs, and a family room, which doubles as an office, or studio space, with its own cloakroom and a door onto East Street.

There is a light tube on the landing allowing light through to the centre of the house. The principal bedroom is at the front







of the property, and has sash windows, built-in wardrobes, and a loft hatch with a fitted loft ladder. The second and third bedrooms are at the rear, and have views of the garden. The fourth bedroom is at the front of the house and has a sash window. The upstairs bathroom has a white bath suite and a light tube allowing light in.

The delightful, mainly walled, southerly-facing garden has a terrace adjoining the rear of the house, and some steps up to a lawned garden, with flower and shrub borders. The garden dog-legs behind a neighbouring house, where there is a further patio area and a shed at the end of the garden.

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

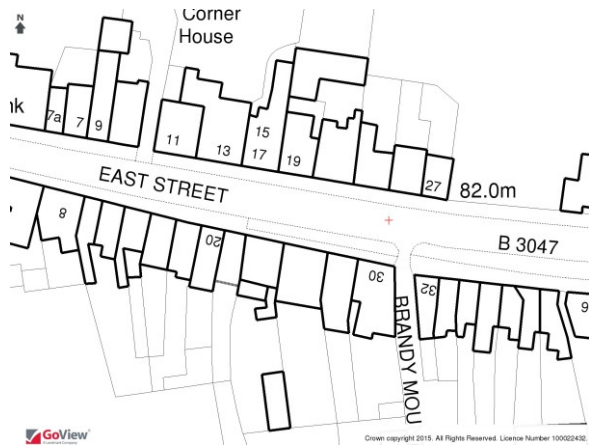
We understand that all main services are connected.

### PARKING

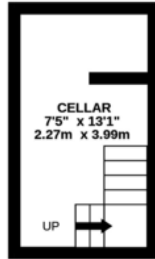
There is no parking at the property. Annual parking permits are available for parking at the nearby station car park and at Perins School. The permit currently costs £275pa and is available from the Winchester City Council website. (Cost is believed to be correct as of November 2020).

### LOCAL AUTHORITY INFORMATION

Winchester City Council  
Council Tax Band: E



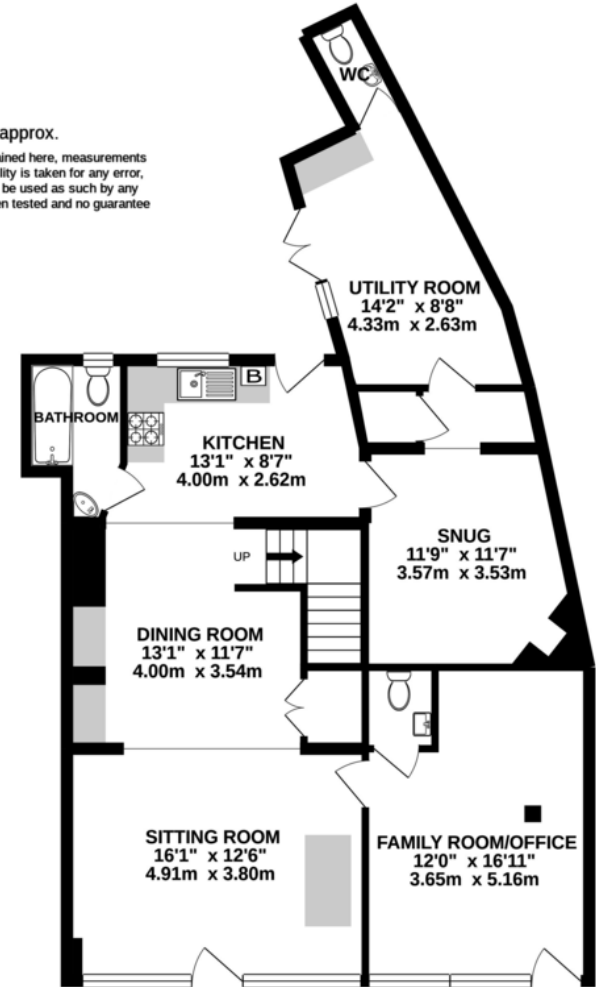
**BASEMENT**  
95 sq.ft. (8.8 sq.m.) approx.



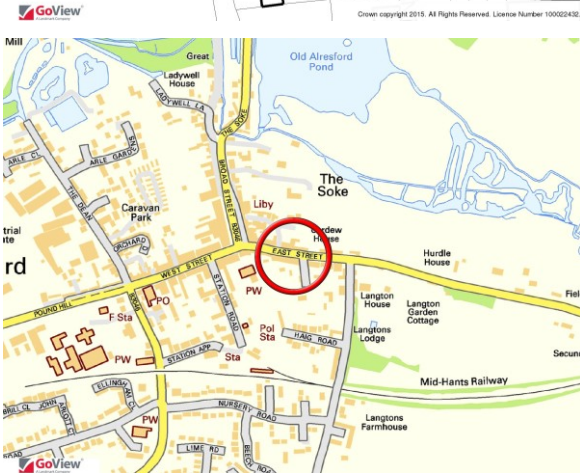
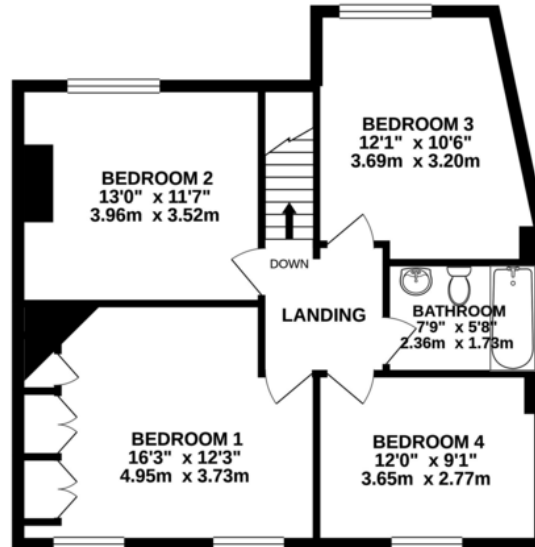
**TOTAL FLOOR AREA : 1800 sq.ft. (167.3 sq.m.) approx.**

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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**GROUND FLOOR**  
1008 sq.ft. (93.6 sq.m.) approx.



**1ST FLOOR**  
697 sq.ft. (64.8 sq.m.) approx.



## DIRECTIONS

East Street is in the centre of Alresford. No's.10-12 will be found on the right hand side as you head east, in the direction of Bishops Sutton and Alton. We suggest parking in Broad Street, or at the station, and walk to the house.

**No. 11 Broad Street, Alresford, Hampshire, SO24 9AR**

**01962 736333**

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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.