



# 51 BROAD STREET

ALRESFORD



51 BROAD STREET

# AN ELEGANT GEORGIAN COTTAGE

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## FULL OF CHARM & CHARACTER

A beautifully proportioned Georgian home on one of Hampshire's most admired streets, with a peaceful garden, flexible studio space and an optional nearby parking space. Moments from river walks, charming shops and cafés, this Grade II listed cottage offers a quintessential Alresford lifestyle.

Broad Street is the most celebrated address in Alresford – an elegant, tree-lined street of Georgian homes with wide pavements and a strong sense of history. Number 51 sits quietly at the end of the street, near the River Arle and the town's beautiful water meadows.

Set behind a symmetrical, sash-windowed façade, this gracious Grade II listed cottage is full of charm and original features, with a sunny courtyard garden and a detached studio building.





51 BROAD STREET



## WELCOME HOME

Step through the classic six-panelled front door into a wide entrance hallway with original wooden flooring and a calm, elegant feel. To the right is a beautifully lit sitting room, featuring a period fireplace with gas fire, sash window, working shutters, and discreet understairs storage. On the other side of the hall, the dining room also boasts a fireplace and fitted cabinetry, with another large sash window and original detailing.





At the rear of the house, the kitchen is a warm and welcoming space with hand-built timber units, solid wood worktops and an Everhot electric stove in soft sage green. There's a window over the sink and a glazed door leading straight out into the garden, creating a wonderful link between indoor and outdoor living in warmer months.

A hatch in the hallway opens to reveal a tanked cellar, currently used for storage and wine, and fitted with a large wine rack.





## REST & RETREAT

Upstairs are two generous double bedrooms, both with beautiful sash windows, working shutters and built-in wardrobes.

Each room faces Broad Street and enjoys a lovely view up the street towards the church, framed by period houses and mature trees.

The principal bedroom features a charming fireplace with fitted cupboards to either side – a detail that adds to the room's warmth and character.

The bathroom is a lovely space – light, well-finished and thoughtfully designed – with a freestanding oval bath, a separate walk-in shower, WC and basin.





Lovely views framed by  
period houses & mature trees

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The landing includes fitted cupboards, open shelving and a pull-down ladder to a large boarded loft for storage. There is also space here for a small desk or study area – a useful nook for working or reading.



## GARDEN & STUDIO

The garden at 51 Broad Street is a true retreat – quiet, private and walled on all sides. A paved seating area is surrounded by mature beds and climbing plants, with a graceful metal arch forming a focal point. It's a lovely space for outdoor dining, morning coffee or reading in the sun.

At the end of the garden stands a detached studio outbuilding – once a garage – now converted into a bright, flexible space with lighting, power, a cloakroom and additional storage. Currently used as a creative workspace, it would suit a wide range of uses, from a home office to a quiet retreat. It could also be reinstated as a garage, subject to the usual consents.

A private parking space is located just a short walk away, between Nos. 46 and 48 Broad Street. It is held on a 99-year lease from 29 September 2016, with approximately 90 years and 4 months remaining. This space is not included in the house sale but is available by separate negotiation.





# LIFE IN ALRESFORD

Alresford has long been regarded as one of Hampshire's most desirable places to live. Voted the best place to live in the South East by The Sunday Times, it offers a rare blend of timeless charm and modern convenience – a town full of life and history, yet peaceful and beautifully kept. Broad Street is one of its most coveted addresses, lined with Georgian houses, wide pavements and a proud sense of community.

The River Arle meanders through the town, feeding a string of picturesque watercress beds and flowing past the historic Fulling Mill and Eel House. The Watercress Line heritage railway, still operating steam trains, adds a touch of nostalgia and draws visitors year-round.

Day to day, Alresford is extremely well-served. Within a short walk of 51 Broad Street are independent shops including a butcher, fishmonger, bakeries, a delicatessen, greengrocer, wine merchant and pharmacy. There are also excellent gift shops, boutiques, galleries, and several thriving cafés, pubs and restaurants. The town hosts a weekly Thursday market and several annual events including a watercress festival, agricultural show and Christmas lantern parade.

Alresford is a gateway to some of Hampshire's most beautiful countryside. River and meadow walks begin just a few steps from the front door, with longer footpaths leading through the watercress fields and out towards Old Alresford, Abbotstone and the South Downs Way.

There's a welcoming and active local community, with groups, clubs and societies ranging from tennis, golf and bowls to bridge, yoga and choral singing. The town also has its own library, doctor's surgery, dentist, optician and post office.

Education is another draw. Alresford has two state schools – Sun Hill Junior and Perins Secondary – both rated 'Good' by Ofsted. Nearby independent options include St Swithun's, Winchester College, Pilgrims', Lord Wandsworth, Alton School and Bedales.

For those commuting, Winchester station is around 15 minutes by car, with fast trains to London Waterloo in about an hour. Alton and Micheldever stations are also within easy reach. The A31 offers quick links to the A3, M3 and M25, while Southampton Airport is just under 30 minutes away.





51 BROAD STREET

# FLOORPLANS

## GROUND FLOOR

490 sq ft (45.50 sq m)

## FIRST FLOOR

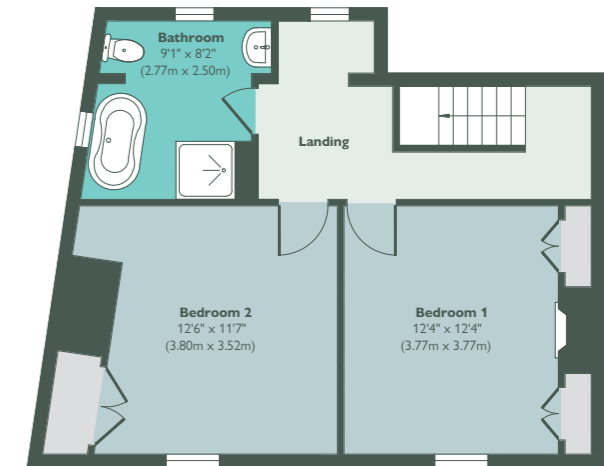
482 sq ft (44.70 sq m)

## STUDIO

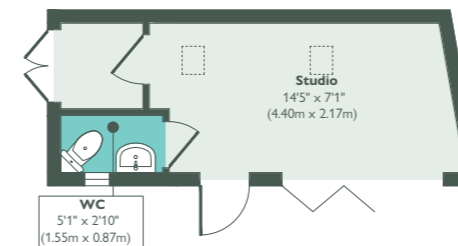
145 sq ft (13.50 sq m)

## TOTAL

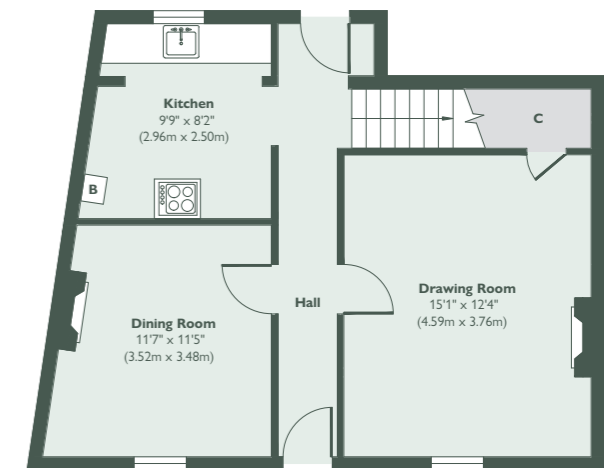
1,117 sq ft (103.70 sq m)



FIRST FLOOR



STUDIO



GROUND FLOOR

# FINER DETAILS

## OVERVIEW

- Beautifully presented Grade II listed Georgian home on Alresford's most iconic street
- Two elegant double bedrooms with sash windows and views towards the church
- Character-filled sitting and dining rooms, each with an original fireplace
- Bespoke kitchen with Everhot stove and direct access to the sunny courtyard garden
- Stylish bathroom with freestanding tub and separate walk-in shower
- Walled garden with mature planting and a detached studio with power and cloakroom
- Tanked cellar with wine storage and a large boarded loft for extra space
- Nearby private parking space available separately (long lease remaining)

## SERVICES & FEATURES

- Mains gas, electricity, water and drainage
- Openreach currently offers fibre broadband up to 76 Mbps, with full fibre (up to 1,600 Mbps) expected by December 2026
- Restored and replacement timber sash windows
- Gas central heating
- Freehold house
- Council Tax Band: F
- Local Authority: Winchester City Council

## IN THE AREA

- Beautiful, quiet position at the end of historic Broad Street
- Moments from River Arle walks and countryside footpaths
- Short stroll to Alresford's shops, cafés, pubs and market
- Weekly market and local butcher, baker, deli, greengrocer and fishmonger
- Doctor's surgery, dentist, optician and pharmacy in town
- Regular community events and welcoming local groups
- Excellent state and private schooling nearby
- Close to South Downs National Park and walking trails
- 15 mins to Winchester station (trains to London Waterloo ~1 hour)  
19 mins to Alton or Micheldever stations
- Quick access to A31, A3 and M3

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ALRESFORD

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