



# THE COACH HOUSE

Old Alresford, Hampshire, SO24 9DH





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Old Alresford, SO24 9DH

A 3-bedroom detached house set in a wonderful village location, close to New Alresford and set within a large plot, offering superb potential.

Winchester 8.2 miles

Basingstoke 13 miles

London Waterloo from Winchester

1 hour

(Mileages and times approximate)



SALES & LETTINGS

PLANNING & DEVELOPMENT

RURAL CONSULTANCY

ARCHITECTURE & DESIGN





## THE COACH HOUSE

The Coach House is a generous, 3 bedroom detached house and forms part of an exclusive restored 18th-century farm barns and courtyard development in a tucked away position on the edge of the popular village of Old Alresford. The property, which comprises an original part stable, tack room (saddles and cart horse leather accessories) and farm workshop with underground rainwater harvesting reservoir is presented in good condition with double glazed windows throughout and positioned centrally within a good-sized plot. There is tremendous scope and opportunity for the house to be enlarged, or potentially completely redeveloped, subject to the necessary planning consents.

On entering through the front door, from the entrance hall on the right is a reception room or bedroom 3, which would make for a good double bedroom. There is a downstairs W/C with shower across the hall, so this would make for good guest accommodation. The main living and dining room is a wonderful space which is triple aspect, full of light and features an open fireplace. There are two sets of double doors, one opening into the lean-to conservatory and the other onto a delightful, south facing terrace. The kitchen and breakfast room is also a good size room with a wide range of units and ample room for a dining table. Adjoining the kitchen is the large utility and boot room which also has a door into the garden.

On the first floor is the family bathroom and two double bedrooms both with built in cupboards. The front master bedroom has exposed beams and a feature arched window (originally doors to a hay loft). The rear bedroom enjoys views across the garden and adjacent small paddock where spring lambs and sheep are often seen grazing.

## OUTSIDE

The Coach House sits within a well-established garden, which surrounds the property. The garden itself is currently laid to lawn surrounded by large hedging which gives a great deal of privacy. Equally, this also gives excellent scope to open up the garden further on all sides, thereby creating additional outdoor space. The garden is flanked on two sides by open countryside. There is a large gravel driveway and parking area at the front and side of the house with ample space for a number of vehicles.

## SITUATION

The house is located within the popular village of Old Alresford, a charming and peaceful village, with a good sense of community surrounded by farmland, at the southern end of the renowned Candover Valley. The village is also a short walk along country footpaths to New Alresford, a hugely popular market town which offers an array of boutique shops, cafes and superb eateries and the renowned Watercress Line Railway. For a more comprehensive range of amenities, the nearby cathedral city of Winchester offers superb shopping and cultural facilities as well as a mainline railway station to London Waterloo.

Schooling in the area is renowned, with local state schools, Sun Hill Primary School and Perins Secondary School in Alresford. Private education includes Princes Mead, Twyford Preparatory School, St Swithuns School for Girls, Pilgrims and Winchester College. Peter Symonds' Sixth Form College in Winchester also has an excellent reputation.

The A31 connects Alresford to the M3 motorway, providing easy dual carriageway access to the south coast and London to the north.



# GENERAL REMARKS AND STIPULATIONS

## Method of Sale

The property is offered for sale by private treaty.

## Rights of Way

The property has a right of way from the end of the lane into the driveway, with an obligation to repair.

## Services

Mains water, electricity and private drainage (sewage treatment plant). LPG Gas heating.

## Broadband availability

Standard broadband available (Ofcom).

## Mobile Phone Coverage

Good phone coverage available (Ofcom).

## Tenure

Freehold with vacant possession.

## Local Authority

Winchester City Council.

## Council Tax

Band E.

## EPC

Rating E (53).

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

## Parking

Private parking.

## Directions

From Alresford, turn into Broad Street and head out of the town. Proceed along this road, eventually passing Old Alresford Church on your right hand side. After the left-hand bend, turn left onto Abbotstone Lane, which runs along the end of the village green. Turn left and follow this lane right to the end. After passing the thatched barn on your right, the lane turns into a track and The Coach House is then in front of you, with the drive on the right.

## Postcode

SO24 9DH



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## Viewings

By appointment with BCM Wilson Hill only.

## Selling Agent

Tom Woods  
The Old Dairy, Sutton Scotney,  
Winchester  
SO21 3NZ

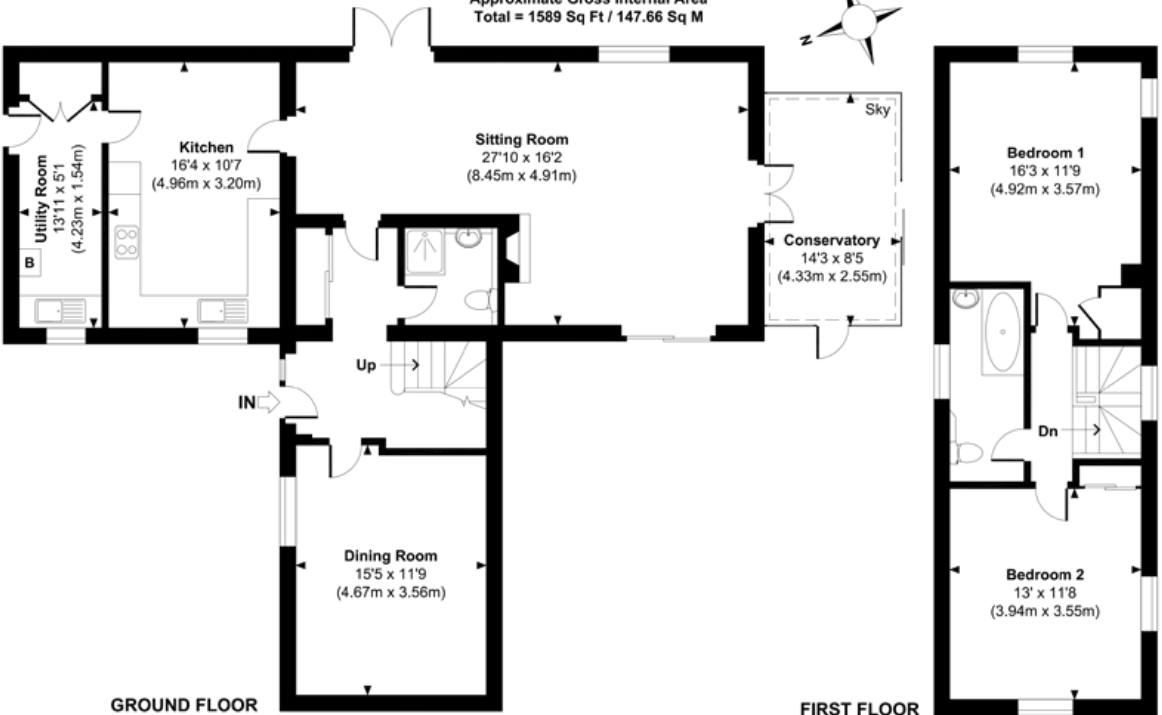
t: 01962 763905

e: twoods@bcmwilsonhill.co.uk

NB These particulars are as at July 2025.

## The Coach House

Approximate Gross Internal Area  
Total = 1589 Sq Ft / 147.66 Sq M



## IMPORTANT NOTICE

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## Winchester

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