



Fair View, Alresford

At home in Hampshire


Hellards

19 Fair View

ALRESFORD, HAMPSHIRE SO24 9PR

Guide Price: £810,000

- Driveway Parking and Double Garage
- Generous Plot and Lawned Garden
- Close to Golf Course/15 Walk into the Town
- Sought-after Residential Area
- 4 Bedrooms, 2 Bathrooms and Cloakroom
- Detached Family House

A well-presented 4 bedroom family home, located in one of the best residential roads in Alresford. The house is set on a good plot, with a wrap-around garden, a double garage and ample driveway parking. Fair View is conveniently located close to Alresford golf course, with lovely countryside country walks being just 5 minutes' walk away. The town centre is a 15 minute walk from Fair View.

The house is approached from the driveway, with the front door opening to the entrance hall, where there is a cloakroom, understairs cupboard and stairs to the first floor. The spacious sitting room features a fireplace with a wood burning stove, and bi-fold doors, which open to the garden.

The kitchen includes a range of fitted units and drawers, with worktops and integrated appliances, and there is an adjoining utility room with a door to outside. Off the hall is the dining room, with potential to be combined with the kitchen to create a large kitchen/dining room.

Upstairs, there is a loft access hatch on the landing, as well as an airing cupboard housing the hot water cylinder. The main bedroom features built-in and fitted wardrobes, and an ensuite bathroom. Bedrooms 2 and 3 are double bedrooms, both having built-in wardrobes. Bedroom 4 has a built-in wardrobe, with a window overlooking the garden. The family bathroom is off the landing.





There is driveway parking to the front of the property, leading to a double garage with electrically operated up-and-over doors. There is access to both sides of the house, leading through to the secluded rear garden, which is mainly laid to lawn, with flower and shrub borders and a paved seating area with a gazebo. The trees are protected by a Tree Preservation Order (TPO).

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 mains water, gas, electricity and mains drainage are connected.

LOCAL AUTHORITY

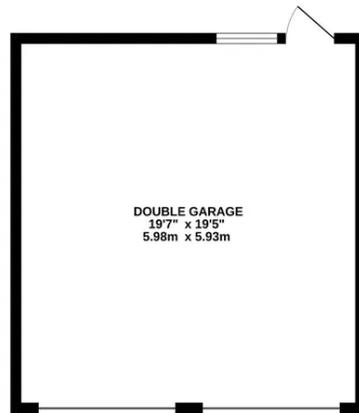
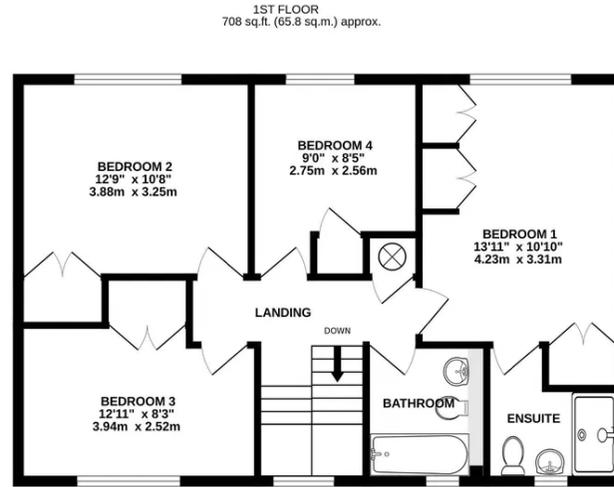
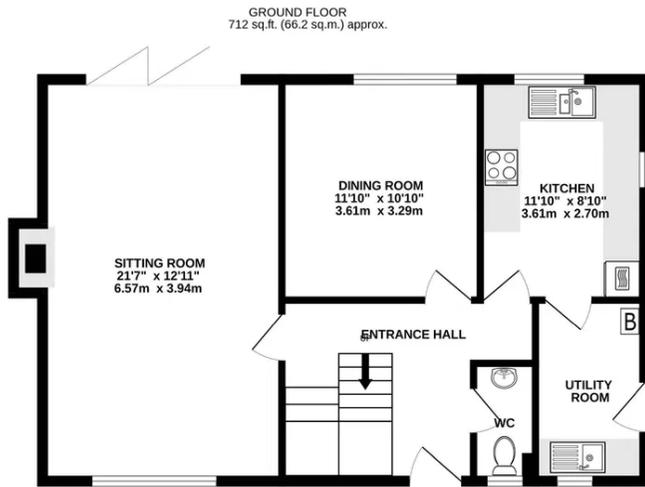
Winchester City Council
Council Tax Band: F

DIRECTIONS

From the centre of Alresford, proceed down West Street and, at the junction at the bottom of the hill, turn left into Jacklyns Lane. Stay on Jacklyns Lane and, at The Cricketers pub, turn left into Tichborne Down. After a short distance turn left into Shepherds Down. After a short distance, turn left into Paddock Way and then right into Fair View. Turn left at the fork in the road. No. 19 will be facing you at the far end.

What3words: ///growth.aviators.caressing



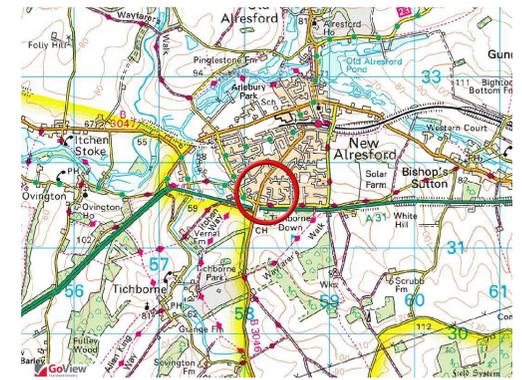


GARAGE
373 sq.ft. (34.7 sq.m.) approx.



TOTAL FLOOR AREA : 1794 sq.ft. (166.7 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		84
(69-80) C	78	
(55-68) D		
(39-54) E		
(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.