

Stiles Yard, West Street, Alresford

At home in Hampshire

Hellards

4 Stiles Yard

ALRESFORD, HAMPSHIRE SO24 9FH

Guide Price: £1,145,000

- Well-Designed House Built in 2016
- Convenient Located in the Town Centre
- Open-Plan Kitchen/Dining Room, Separate Utility
- Spacious Sitting Room with Doors to Garden
- Lawned Garden enjoying Complete Privacy
- Large Garage and Car Port
- Air-Conditioning in Principal Rooms
- No Chain

A well-designed modern home offering the perfect solution for town centre living. Built in 2016 to an exacting standard, with three bedrooms, three bath/shower rooms, an open-plan kitchen/dining room, and separate utility, a spacious sitting room, attractive garden, garage and car port. There is underfloor heating on both floors, with integrated air conditioning in both double bedrooms, the kitchen/dining room and sitting room. The property is offered for sale with the benefit of no onward chain. Stiles Yard is discretely tucked away in the centre of Alresford, with vehicular access from West Street. Despite its proximity to all amenities it is a quiet and peaceful location.

The front door opens to a welcoming entrance hall, where there is a cloakroom and stairs to the first floor. There is a stairlift in situ, but this could be easily removed if not needed. The sizeable open-plan kitchen/dining room features a range of smart kitchen units and drawers, with worktops, integrated appliances and a matching island unit. There is plenty of space for a table and chairs, with French doors opening to outside. Off the kitchen is a utility room, with a wall-mounted gas boiler located within a cupboard. A door leads through to the garage. Double doors from the entrance hall open to a generously proportioned drawing room, where there is a fireplace with an electric stove, and bi-fold doors to the garden.

On the first floor landing there is a loft access hatch, with fitted loft ladder, an airing cupboard housing the hot water tank, and the family bathroom. The first double bedroom features skylight windows and a dressing room, with a wardrobe and eaves storage unit. There is an ensuite shower room, with a modern white suite.













The second double bedroom features French doors with a Juliet balcony, a large built-in wardrobe, and an ensuite shower room with modern white suite. There is a single bedroom with French doors and a Juliet balcony.

The wide garage has an electrically operated up-and-over door, and a door to the utility room. An adjoining car port provides additional parking.

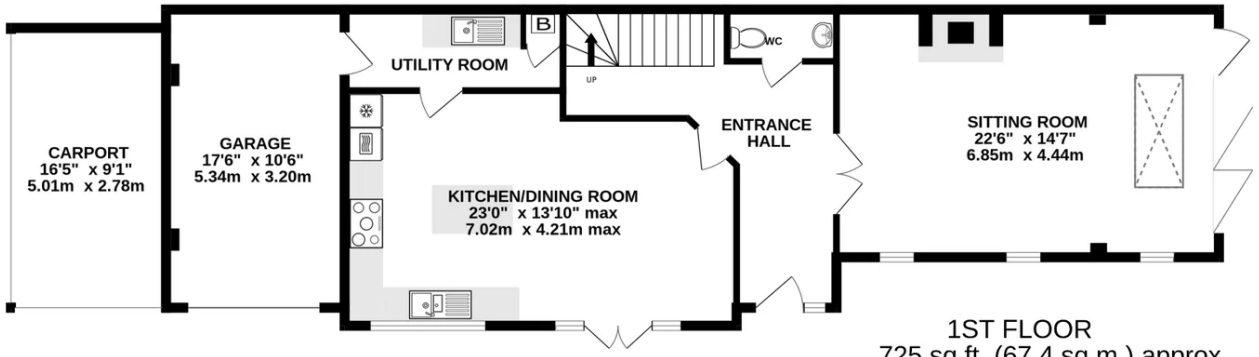
Alresford is a beautiful Georgian town known for its variety of independent shops, restaurants and inns located in stunning surroundings on the edge of the South Downs National Park. Attractions include the Watercress steam railway, schools for infant, junior and secondary education, several churches 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 gas, electricity, water and drainage are connected.
Gas-fired central heating. Double glazed windows.

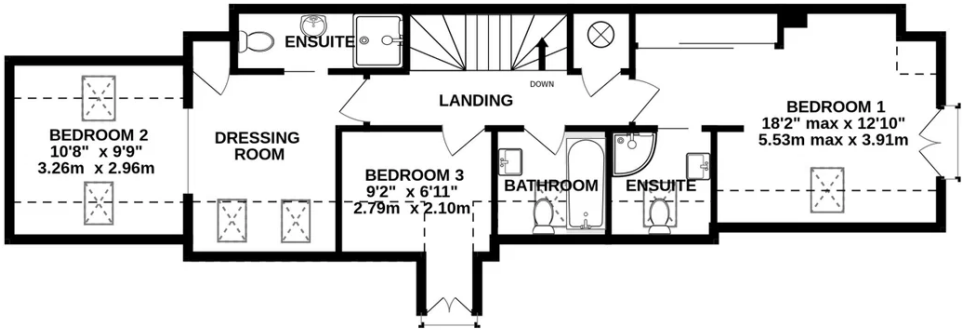
LOCAL AUTHORITY INFORMATION
Winchester City Council
Council Tax Band: F

DIRECTIONS
Stiles Yard is accessed from West Street in the centre of the town. Although there is parking at the property, we recommend parking in the town centre and walking into Stiles Yard, which is located next to the pedestrian crossing on West Street, between The Wild Bunch Florists and Susie Watson furnishings. Go straight ahead into Stiles Yard, continuing ahead, and then bear right. No. 4 will be found in the far right hand corner, to the right of the car ports.
What3words: ///fraction.grins.inherit

GROUND FLOOR
1183 sq.ft. (109.9 sq.m.) approx.



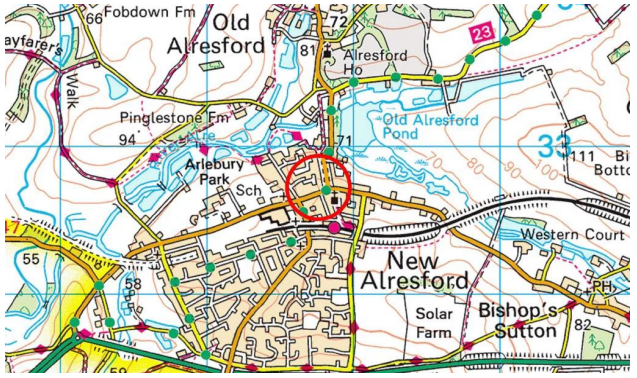
1ST FLOOR
725 sq.ft. (67.4 sq.m.) approx.



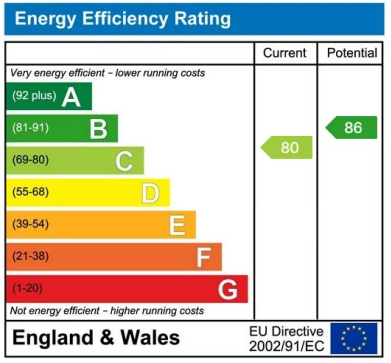


TOTAL FLOOR AREA : 1908 sq.ft. (177.3 sq.m.) approx.

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/

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepred as a general guide only. A detailed survey has NOT been carried out, nor the services, appliances and fittigs 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.