



Tichborne Down, Alresford

*At home in Hampshire*

  
**Hellards**

# Dovedale, Tichborne Down

ALRESFORD, HAMPSHIRE SO24 9PA

## Guide Price: £850,000

- Extended and Improved Detached Family Home
- Five Bedrooms, Four Reception Rooms
- Fabulous Kitchen/Breakfast Room
- Beautifully Presented Throughout
- Private Rear Garden
- Large Decked Terrace with Pergola
- Garage and Ample Driveway Parking
- Located on Southern edge of Alresford close to Bus Routes

This beautifully presented, extended five-bedroom detached home is located in a quiet setting on the southern outskirts of Alresford, offering spacious and light accommodation.

The smart entrance hall leads to the main reception rooms. The large and bright sitting room features a bay window and a focal fireplace. An archway connects the sitting room to the dining room, which in turn opens to the beautiful kitchen/breakfast room, which is the heart of the home. The kitchen units provide ample storage, with built-in appliances, granite worksurfaces, and double doors that open to a decked terrace and the garden beyond.

Accessible from the kitchen is a very useful study/playroom. Through the utility room, you'll find a light and airy garden room/snug with double doors opening to the garden. The ground floor accommodation includes a cloakroom, as well as access to the integral garage from the utility room.

Upstairs, the main bedroom benefits from an ensuite shower room and built-in wardrobes. The second bedroom includes an ensuite shower room. Three additional bedrooms and a family bathroom complete the first floor, making this an ideal property for a growing family.





Outside, the garden is primarily laid to lawn, with a large decked terrace and pergola at the rear – perfect for summer entertaining. The garden offers a high degree of privacy, being surrounded by mature hedging and some trees that provide colour and screening. To the front, the single garage has light and power, and a spacious block-paved driveway provides ample 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.

#### **LOCAL AUTHORITY INFORMATION**

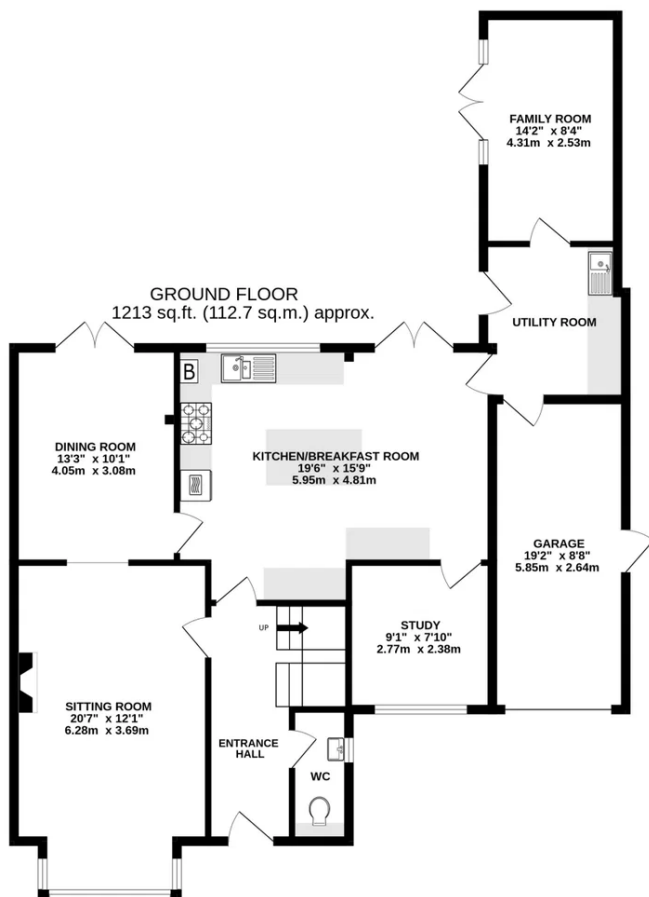
Winchester City Council  
Council tax band: F

#### **DIRECTIONS**

From the centre of Alresford, proceed down West Street and turn left at the bottom of the hill into Jacklyns Lane. Follow the road and, as you get to The Cricketers pub, turn left into Tichborne Down. Dovedale will be found towards the end on the left hand side.

**What3words: ///crossings.tourist.mailers**

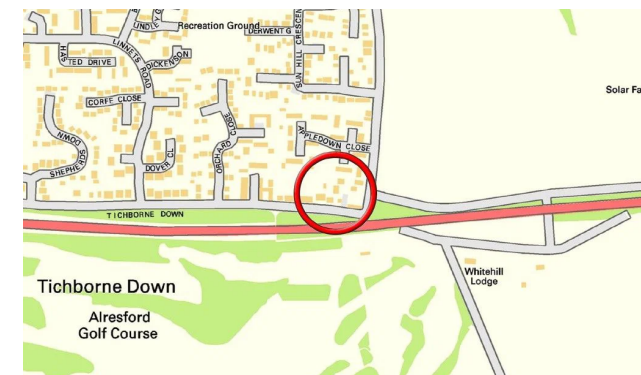
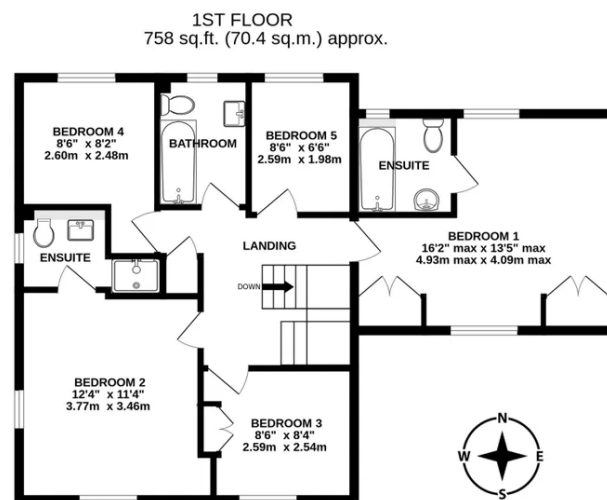




**TOTAL FLOOR AREA : 1970 sq.ft. (183.1 sq.m.) approx.**

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) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

**Hellards Estate Agents**  
11 Broad Street, Alresford, Hampshire  
01962 736333  
sales@hellards.co.uk  
<https://www.hellards.co.uk/>



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.