



**The Soke, Broad Street, Alresford**

*At home in Hampshire*

  
**Hellards**



# Soke House, The Soke, Broad Street

ALRESFORD, HAMPSHIRE, SO24 9DB

## Guide Price £925,000

- Grade II Listed House in Alresford Town Centre
- Original Character Features
- Sitting Room, Dining Room and Study
- 4 Bedrooms, 2 Bath/Shower Rooms and Cloakroom
- Cellar, Store Room and Attractive Rear Garden
- Parking Spaces held on Long Lease

A charming Grade II listed townhouse dating from the 16th Century, Soke House is one of the oldest and most interesting houses in Alresford, having survived the great fires that destroyed much of the rest of the town. Originally built as two properties, this spacious house is spread over three floors and includes a cellar and large storage room. Period details feature throughout and include oak beams and original fireplaces. The property is conveniently located just off Broad Street in the centre of the town, and has a delightful and tranquil garden, with a rear gate allowing access to a path over the nearby millstream.

The front door opens to a welcoming entrance hall, where there is a cloakroom, stairs to the first floor and a door and stairs going down to the cellar. Off the hall is the kitchen, which features a bespoke range of kitchen units and worktops, with integrated appliances. A door opens to the dining room, which has a door to the garden. An opening leads to the charming sitting room, which features oak beams and a wood-burning stove.

There is a generously proportioned landing on the first floor, with a delightful fireplace and bathroom. There are two double bedrooms, one of which has built-in wardrobes, and a study, which could double as another bedroom. A further staircase leads up to the second floor, where there is a shower room and double bedroom off the landing. The large main bedroom includes a dressing room with built-in wardrobes and a lovely view of the town and fields beyond.







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To the rear of the house is the pretty garden, with a seating area and a path that stretches down across the lawn to a greenhouse and gate at the end. In addition, the property benefits from a parking space which is owned on a long lease and are located to the rear of No. 46 Broad Street, a few minutes' walk away.

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 seven 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.

#### **PARKING INFORMATION**

The parking space is owned on a 99 year lease from 29th September 2019. Remaining term: 92 years. Ground Rent: £25pa. Service Charge: £385pa.

#### **SERVICES**

Mains gas, electricity, water and drainage are understood to be connected.

#### **LOCAL AUTHORITY INFORMATION**

Winchester City Council  
Council Tax Band: G

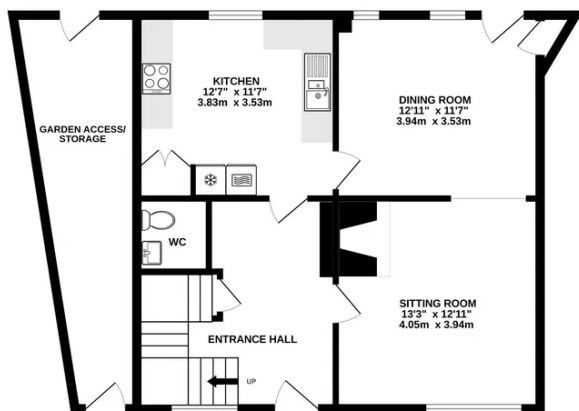
#### **DIRECTIONS**

From the centre of Alresford, proceed down Broad Street and follow the road towards Old Alresford. This cottage is on the left hand side, just on the bend out towards Old Alresford and before the Globe On The Lake public house which is on the right.

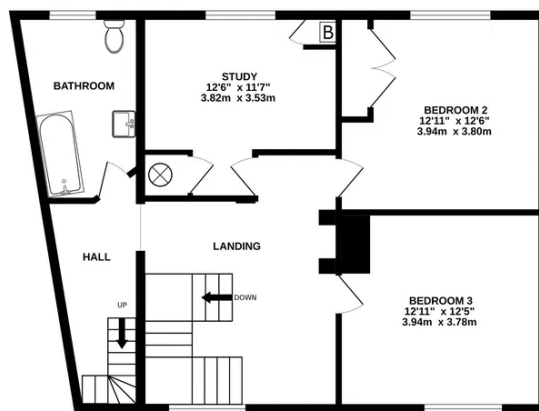




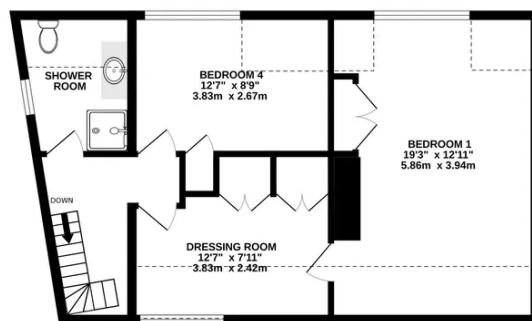
GROUND FLOOR  
764 sq.ft. (71.0 sq.m.) approx.



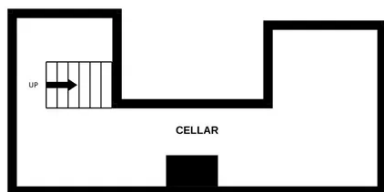
1ST FLOOR  
772 sq.ft. (71.7 sq.m.) approx.



2ND FLOOR  
595 sq.ft. (55.2 sq.m.) approx.



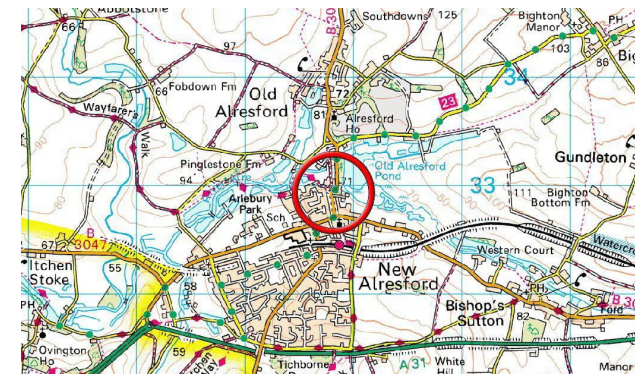
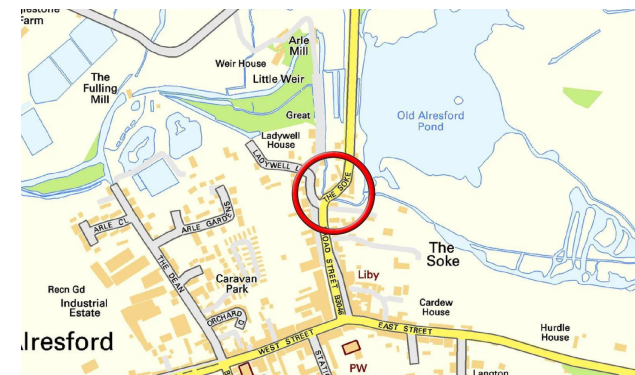
CELLAR  
196 sq.ft. (18.2 sq.m.) approx.



TOTAL FLOOR AREA : 2327 sq.ft. (216.2 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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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.