



SOKE HOUSE

ALRESFORD





A BRIGHT WELCOME



An elegant, light-filled entrance hall with parquet-style flooring (Amtico) and space for coats, with a cloakroom to one side and access to a substantial dry cellar below. A large window by the stairs draws light through, with a view straight through to the kitchen and its window beyond.



THE HEART OF THE HOME



At the rear of the house, the kitchen has been updated by the current owners, creating a well-considered space that works easily day to day. A full-height sash window looks out over the adjoining garden, bringing in good natural light.

Bespoke cabinetry with granite worktops incorporates an induction hob, double sink and Miele oven with a plate warming drawer beneath, along with a dishwasher, washing machine and well-designed storage throughout.



FAMILY LIVING



The dining room sits alongside the kitchen, with space for a table for six, a piano and a dresser, as well as a useful cupboard, and opens out to the garden, so the areas connect well for both everyday living and when entertaining.





Beyond, the sitting room offers a more intimate atmosphere, with exposed oak beams and a wood-burning stove, creating a cosy and characterful room.



REST & RETREAT



The first floor is arranged around a generous landing, enhanced by an attractive fireplace and a large window. This level offers three spacious double bedrooms, two of which are currently arranged as a library and a study. Another bedroom benefits from built-in wardrobes and enjoys an appealing outlook over the garden. A family bathroom supports the bedrooms on this floor.



SOKE HOUSE



A staircase rises to the second floor, where the principal bedroom is an impressive room, enjoying far-reaching views across the town and surrounding countryside and accompanied by a dressing room – a calm and restful retreat. A further double bedroom and a stylish shower room are also accessed from the landing.





SOKE HOUSE



STEP OUTSIDE



To the rear, the garden is enclosed and easy to manage, with a paved terrace opening out from the house and space to enjoy the outlook, with the sound of the River Arle close by. There are areas of lawn, a greenhouse and a number of well-positioned spots to catch the sun, making it an easy place for a morning coffee or a glass of rosé in the evening, with pretty planted borders. There is also a useful store shed beside the house, ideal for keeping bins neatly out of the way.

A gate at the end of the garden opens onto a path that crosses the River Arle via a small footbridge and leads up towards Broad Street, providing a direct and appealing walk into the centre of town.

In addition, the property benefits from a private parking space located a short walk away, between Nos. 46 and 48 Broad Street. It is held on a 99-year lease from 29 September 2016, with approximately 90 years remaining. There is a second space which is not included in the sale but is available by separate negotiation.





LIFE IN ALRESFORD



Alresford has long been regarded as one of Hampshire's most desirable places to live. Voted the best place to live in the South East by The Sunday Times, it offers a rare blend of timeless charm and modern convenience – a town full of life and history, yet peaceful and beautifully kept. Broad Street is one of its most admired addresses, lined with Georgian houses, wide pavements and a strong sense of community.

The River Arle meanders through the town, feeding a string of picturesque watercress beds and flowing past the historic Fulling Mill and Eel House. The Watercress Line heritage railway, still operating steam trains, adds a touch of nostalgia and draws visitors year-round.

Day to day, Alresford is well-served. Within a short walk of The Soke are independent shops including a butcher, fishmonger, bakeries, a delicatessen, greengrocer, wine merchant and pharmacy. There are also excellent gift shops, boutiques, galleries, and several thriving cafés, pubs and restaurants. The town hosts a weekly Thursday market and several annual events including a watercress festival, agricultural show and Christmas lantern parade.

Alresford is a gateway to some of Hampshire's most beautiful countryside. River and meadow walks begin just a few steps from the front door, with longer footpaths leading through the watercress fields and out towards Old Alresford, Abbotstone and the South Downs Way.

There's a welcoming and active local community, with groups, clubs and societies ranging from tennis, golf and bowls to bridge, yoga and choral singing. The town also has its own library, doctor's surgery, dentist, optician and post office.

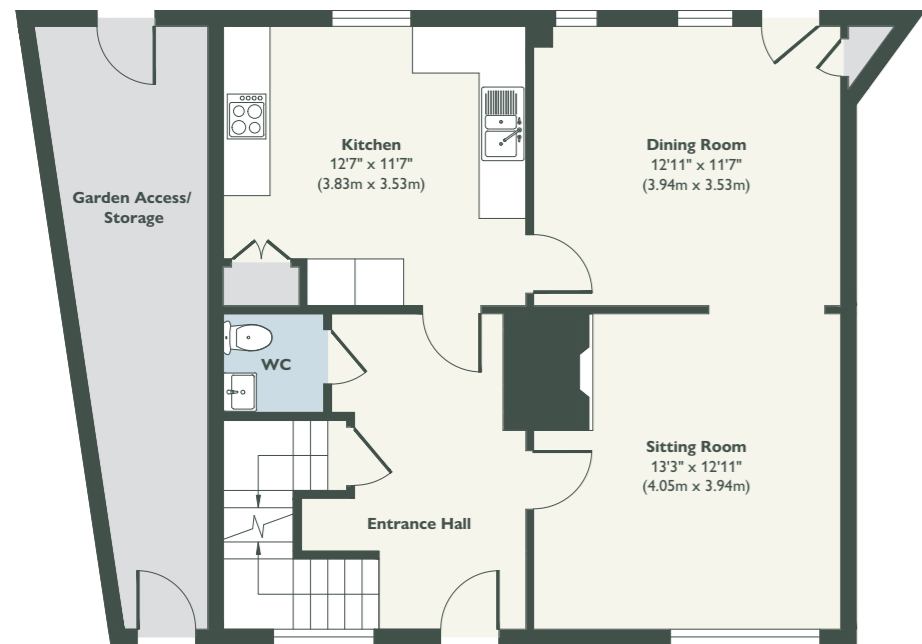
Education is another draw. Alresford has two state schools – Sun Hill Junior and Perins Secondary – both rated 'Good' by Ofsted. Nearby independent options include St Swithun's, Winchester College, Pilgrims', Lord Wandsworth, Alton School and Bedales.

For those commuting, Winchester station is around 15 minutes by car, with fast trains to London Waterloo in about an hour. Alton and Micheldever stations are also within easy reach. The A31 offers quick links to the A3, M3 and M25, while Southampton Airport is just under 30 minutes away.

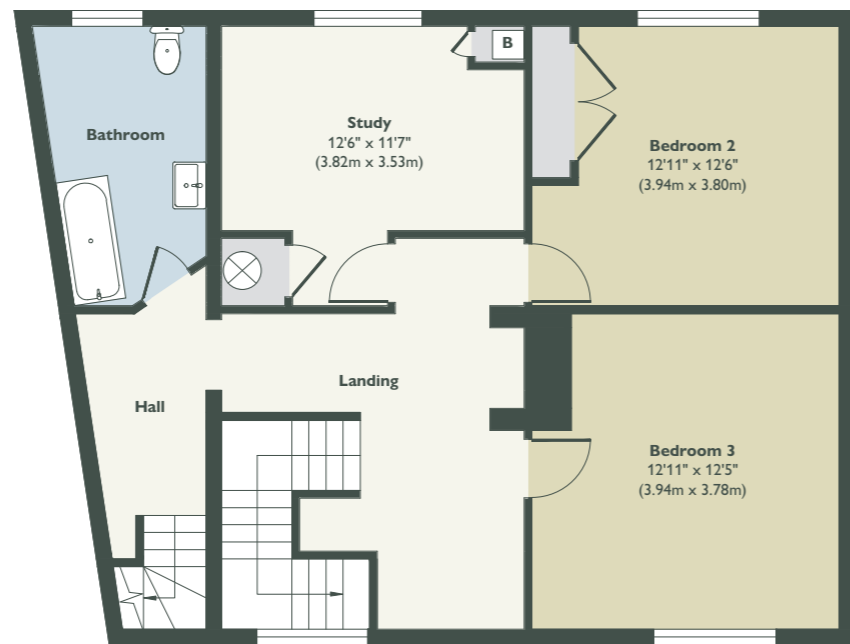
FLOORPLANS



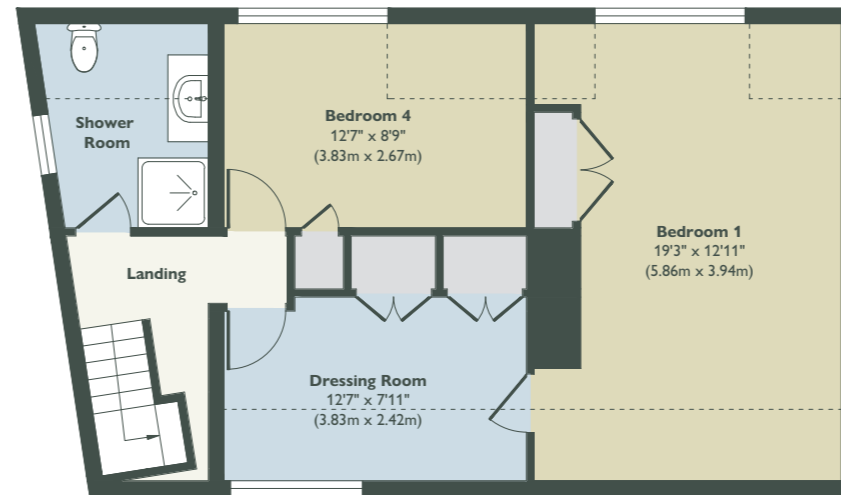
GROUND FLOOR	FIRST FLOOR	SECOND FLOOR	CELLAR	TOTAL
647 sq ft (60.19 sq m)	772 sq ft (71.70 sq m)	595 sq ft (55.20 sq m)	196 sq ft (18.20 sq m)	2,210 sq ft (205.29 sq m)



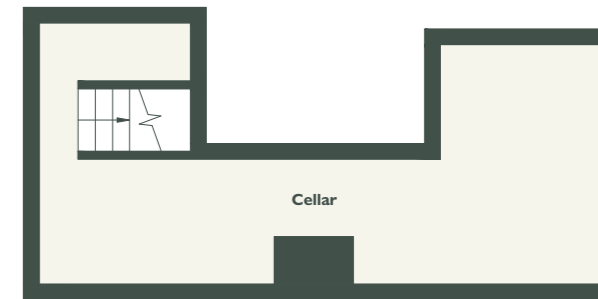
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



CELLAR

FLOORPLANS



FINER DETAILS



OVERVIEW

- Deceptively spacious Grade II listed townhouse arranged over three floors
- Five double bedrooms, with two currently used as a study and a library
- Kitchen updated by the current owners with granite worktops and quality appliances
- Well-balanced ground floor with kitchen, dining and sitting rooms flowing together
- Character features throughout including exposed oak beams and fireplaces
- Enclosed garden with terrace, lawn, greenhouse and multiple seating areas
- Direct gated access to a footbridge over the River Arle leading into Broad Street
- Private parking space nearby, with additional space available by separate negotiation

SERVICES & FEATURES

- Mains gas, electricity, water and drainage
- Gas central heating
- Openreach currently offers fibre broadband up to 76 Mbps, with full fibre (up to 1,600 Mbps) expected in 2027
- Council Tax Band: G
- Local Authority: Winchester City Council

IN THE AREA

- Moments from River Arle walks and countryside footpaths
- Short stroll to Alresford's shops, cafés, pubs and market
- Weekly market and local butcher, baker, deli, greengrocer and fishmonger
- Doctor's surgery, dentist, optician and pharmacy in town
- Regular community events and welcoming local groups
- Excellent state and private schooling nearby
- Close to South Downs National Park and walking trails
- 15 mins to Winchester station (trains to London Waterloo ~1 hour)
- 19 mins to Alton or Micheldever stations
- Quick access to A31, A3 and M3

Ingham Fox use all reasonable endeavours to supply accurate property information. These property details do not constitute any part of the offer or contract and all measurements are approximate. The matters in these particulars should be independently verified by prospective buyers. It should not be assumed that this property has all the necessary planning, building regulation or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Purchasers should make their own enquiries to the relevant authorities regarding the connection of any service. No person in the employment of Ingham Fox has any authority to make or give any representations or warranty whatever in relation to this property or these particulars or enter into any contract relating to this property on behalf of the seller.





SOKE HOUSE

ALRESFORD

Soke House, 3 The Soke, Alresford SO24 9DB

what3words ///commit.used.bangle



INGHAM FOX

UNIQUE HOMES

01428 786321 • nick@inghamfox.com • inghamfox.com

To view, please WhatsApp, message or call Nick Fox on 07790 020492