



Nony
Kerr - Smiley
FREELANCE ESTATE AGENT

2 Stiles Yard, Alresford, SO24 9FH
Guide Price £1,500,000 Freehold

Nony
Kerr - Smiley
in association with
MARTIN&CO

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2 Stiles Yard, Alresford

4 Bedrooms, 3 Bathrooms

Guide Price £1,500,000

- Detached contemporary four-bedroom family home in the centre of Alresford.
- Exclusive courtyard development
- Large bespoke kitchen/breakfast room
- Spacious sitting room with woodburning stove
- First floor Study
- Principal bedroom with ensuite & walk-in wardrobe
- Three further double bedrooms and two bathrooms
- Private parking space and separate garage
- West facing landscaped garden and sun terrace
- EPC Rating B Council Tax Band G
- Management Charge £215pa



2 STILES YARD ALRESFORD, SO24 9FH

A truly exceptional modern detached home, offering beautifully balanced and versatile accommodation across three floors, discreetly positioned within a private close just off West Street in the very heart of New Alresford's prestigious Conservation Area.

Combining high-quality contemporary design with its historic surroundings, this superb four-bedroom property enjoys both privacy and convenience, only moments from the town's charming Georgian streets and amenities.

The front door opens into a wonderfully proportioned entrance hall, immediately setting the tone for the home. Engineered oak flooring runs underfoot and sightlines draw you through to the elegant drawing room and the garden beyond.

To the right is a practical coat, utility and boot room with excellent storage - ideal for busy family life - together with a neatly appointed cloakroom.

The hall widens towards the rear, where a bespoke handmade staircase rises to the upper floors, creating a striking architectural feature.

To the left, the impressive kitchen/dining room forms the true heart of the home. Beautifully fitted with high-quality cabinetry and generous work surfaces, it offers ample space for both everyday living and entertaining.

Large windows provide excellent natural light, while double doors open seamlessly into the drawing room, allowing the spaces to flow together when desired.

The sitting room itself is both spacious and inviting, centred around an attractive fireplace inset with a cast iron woodburning stove, and features two sets of French doors which open directly onto the garden terrace - perfect for indoor-outdoor living during the warmer months.







The Principal Suite is particularly impressive, offering a walk-in wardrobe and a beautifully appointed en-suite bathroom, creating a calm and luxurious retreat.



AND SO TO BED: The first floor is arranged around a galleried landing, enhancing the sense of space and light. There is a versatile study, which could equally serve as a fifth bedroom if required, along with a generous double bedroom benefiting from access to a stylish Jack & Jill bathroom.



On the second floor are two further substantial double bedrooms, both well-proportioned and flooded with natural light, served by an attractive family shower room. This upper level provides excellent flexibility for guests, older children, or multi-generational living.





USEFUL INFORMATION

THE PROPERTY: A superb modern detached four-bedroom home, quietly positioned within a private close just off West Street in the heart of New Alresford's prestigious Conservation Area. This beautifully designed property offers stylish and versatile accommodation arranged over three floors.

STILES YARD MGT COMMITTEE & SERVICE CHARGE: All owners within Stiles Yard are directors of Stiles Yard Management Committee, overseeing the management of the communal areas at a cost of c£215pa which covers grounds maintenance, Public Liability Insurance, Directors Liability Insurance and fire maintenance.

Heating: Gas central heating. Underfloor heating on the ground and first floors, conventional radiators on second floor. Cast iron log burning stove in the sitting room.

Parking: One parking space to the front of the property, and separate garage.

Tenure; Freehold. Council Tax Band G, EPC Band B, Plot size: 0.06 acres

SERVICES: All mains services connected.

Construction: Modern construction built in 2015/16 by Ankers and Rawlings. Rendered exterior elevations under a tile roof. The property benefits from a sprinkler system with a water tank located in a small shed at the bottom of the garden.

Broadband: (Source: Ofcom) Ultrafast broadband is available in this area, with 1000mbps download and 1000mbps upload. Please check with your local provider.

Flood risk: (Source: Govt Environment Agency) Very Low risk from ground and surface water, rivers, seas and reservoirs.

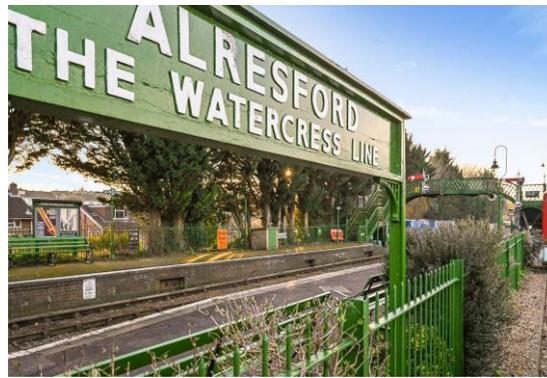
COMMUTING: A regular train service to London Waterloo runs from both Winchester and Alton railway stations. **Bus Service:** There is a regular bus service from Alresford to both Winchester and Alton.

SCHOOLS: Stiles Yard is enviably in catchment for both Sun Hill Infant and Junior Schools and Perins Academy (senior school). 6th form education can be found at both Peter Symonds 6th Form College and Alton College. Nearby independent schools include Winchester College, St Swithuns, King Edward VI, and preparatory schools such as The Pilgrims School, Twyford School and Princes Mead.

LOCATION: Stiles Yard is set within the beautiful Georgian market town of Alresford, renowned for its colour-washed shop fronts featuring an array of independent shops. The town is historically known for its watercress, holding the renowned Watercress Festival each year, and The Watercress Line steam railway is a much-loved feature within Alresford, running steam trains most days of the week between Alresford and Alton.

There is a well-regarded GP surgery and dental practices within the town, and a weekly produce market each Thursday. There are log fired pubs both within the town itself and in most villages which surround it, including the Tichborne Arms in Tichborne, and The Flowerpots Inn (known locally as 'The Pots') in Cheriton.

The Alresford Agricultural Show is traditionally held on the first Saturday in September and is a fun day out for all the family. A lesser-known fact is that a funfair arrives in Broad Street in Alresford on a Thursday in October. Its origins are believed to go back centuries, and it arrives for one day only, running for the afternoon and finishing by midnight. By the next day, there is barely a sign that it has even been there!



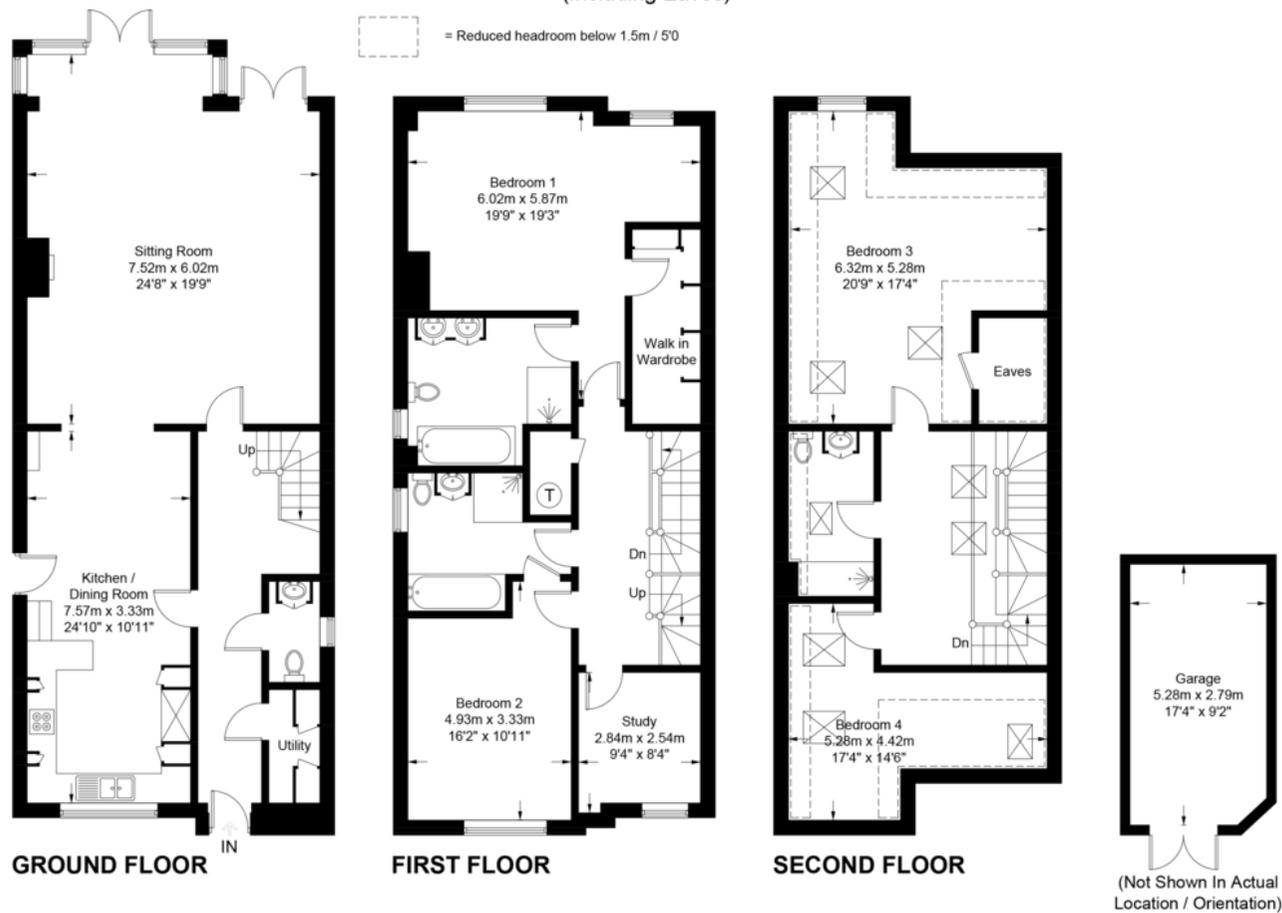


OUTSIDE:

The rear west-facing garden is perfect for relaxing and catching the sun in an easy to manage garden space.

Originally professionally landscaped, the garden has matured charmingly and features a large terrace and is mainly laid to lawn with flower beds and shrub borders.

Approximate Gross Internal Area = 244.2 sq m / 2628 sq ft
 Garage = 14.7 sq m / 158 sq ft
 Total = 258.9 sq m / 2786 sq ft
 (Including Eaves)



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.
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