



The Coach House, Old Alresford, Alresford

At home in Hampshire


Hellards

The Coach House

OLD ALRESFORD, HAMPSHIRE SO24 9DH

Guide Price: £850,000

- Highly Sought-After village of Old Alresford
- Generously Proportioned 2-3 Bedroom Property
- Restored 18th-Century Farm Buildings Development
- Set within Mature, Well-Established Gardens
- Ample Off-Road Parking for a Number of Vehicles
- No Onward Chain

The Coach House is a generously proportioned three-bedroom detached home forming part of a development of beautifully restored 18th-century farm buildings, tucked away on the edge of the highly sought-after village of Old Alresford. Originally comprising a stable, tack room and farm workshop, the property sits centrally within a substantial plot and includes an underground rainwater-harvesting reservoir. Presented in good condition throughout, the house offers good potential for extension or even complete redevelopment, subject to the necessary planning permissions.

Off the entrance hall is a reception room that could equally serve as a third double bedroom. Opposite is a ground-floor shower room and WC, creating an ideal guest suite arrangement.

The principal living and dining room is a particularly attractive space, enjoying a triple aspect that floods the room with natural light. Features include an open fireplace and two sets of doors - one opening into the conservatory and the other onto a delightful south-facing terrace.

The kitchen/breakfast room is well proportioned, offering a range of fitted units and ample dining space. Adjacent to the kitchen is a large utility and boot room, with direct access to the garden. On the first floor are two double bedrooms and a family bathroom. The principal bedroom features exposed beams and a distinctive arched window, originally serving as the hayloft entrance. The second bedroom overlooks the garden and neighbouring paddock, where sheep and spring lambs graze.

The Coach House is set within mature, well-established gardens that surround the property and provide a wonderful sense of privacy and seclusion. Predominantly laid to lawn and enclosed by high hedging, the gardens offer a peaceful setting





while also presenting excellent potential to be opened up further, creating additional outdoor space and enhancing views of the surrounding landscape. Bordered on two sides by open countryside, the property enjoys an attractive rural outlook and a strong connection to its natural surroundings. To the front and side of the house, a generous gravel driveway and parking area provide ample off-road parking for numerous vehicles, making the property well suited to both family living and entertaining.

Situated in the highly sought-after village of Old Alresford, this property enjoys a peaceful rural setting within the picturesque Candover Valley. Surrounded by attractive Hampshire countryside and farmland, the village benefits from a strong sense of community while remaining conveniently close to local amenities. New Alresford, a thriving Georgian market town, is within easy walking distance via scenic country footpaths. The town offers an excellent selection of independent boutiques, cafés, restaurants, and everyday conveniences, as well as the Watercross Line heritage railway.

The cathedral city of Winchester is a short drive away, where there is a mainline railway station with a regular service to London Waterloo. The nearby A31 connects directly to the M3 motorway, offering access to London, the south coast, and the wider motorway network.

Local state schools include Sun Hill Junior School and Perins School in Alresford, while independent schools nearby include Princes Mead, Twyford School, St Swithun's School, The Pilgrims' School, and Winchester College. Peter Symonds Sixth Form College in Winchester is well regarded.

SERVICES

Mains water, electricity and private drainage (sewage treatment plant). LPG Gas heating.

COUNCIL TAX INFORMATION

Winchester City Council
Council Tax Band: E

DIRECTIONS

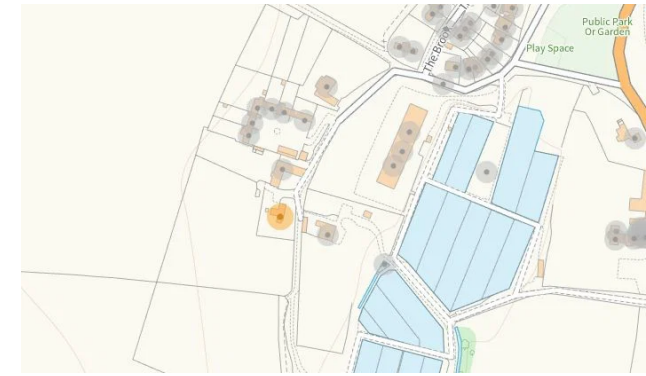
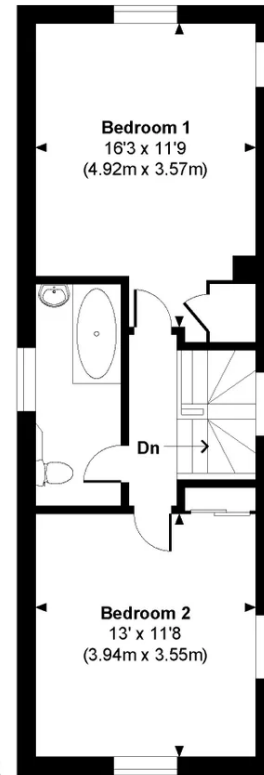
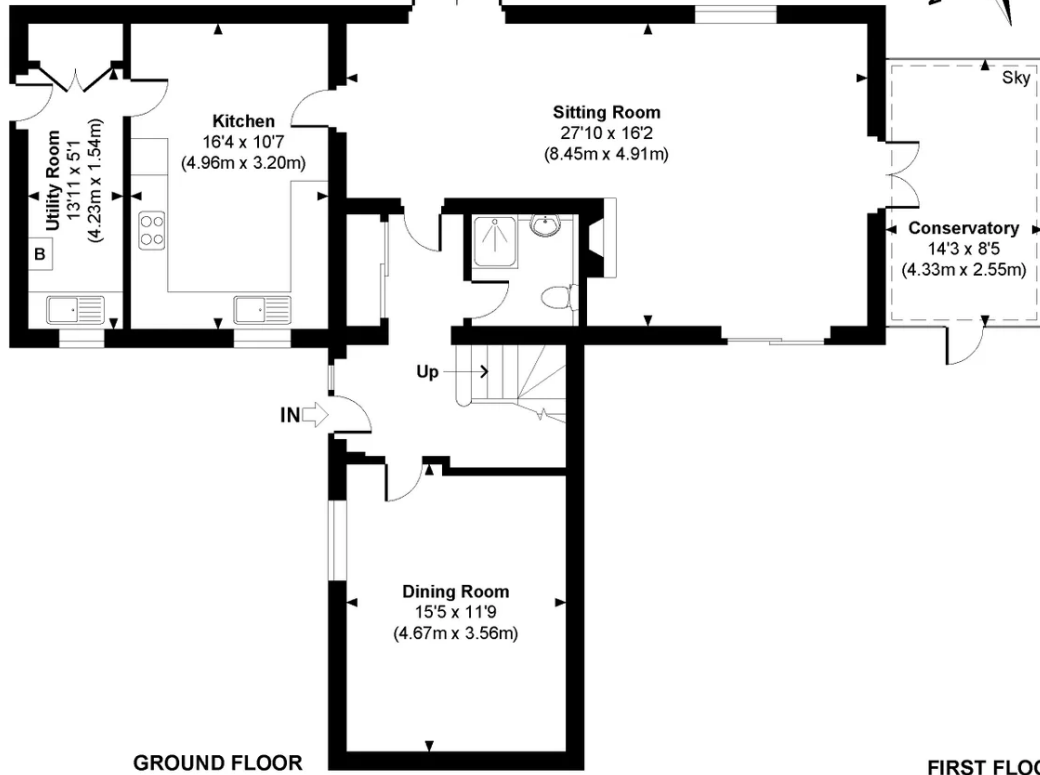
From Alresford, turn into Broad Street and head out of the town in the direction of Old Alresford. Proceed ahead, passing Old Alresford Church on your right hand side. As you approach the village green, turn left with the green on your right. At the end of the green, turn left and follow this lane, bearing left at the end. Continue ahead, passing several properties, where The Coach House will be found in a driveway on the right.

What3Words ///overhear.defended.deciding



The Coach House

Approximate Gross Internal Area
Total = 1589 Sq Ft / 147.66 Sq M



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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This plan is for illustrative purposes only and is not to scale. If specified, the Gross Internal Area (GIA), dimensions, North point orientation and the size and placement of features are approximate and should not be relied on as a statement of fact. No guarantee is given for the GIA and no responsibility is taken for any error, omission or misrepresentation.

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 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.