



# AVENUE VILLAS

ALRESFORD





WELCOME  
TO A LOVELY  
PERIOD HOME







## PRETTY & PERFECTLY LOCATED



A pretty, semi-detached Edwardian house, perfectly located in the super desirable Hampshire market town of Alresford. This lovely period home is maintained in excellent condition. It offers four good-sized bedrooms, two bathrooms (one en suite), a drawing room, dining room, eat-in kitchen, separate utility room and downstairs cloakroom: in total, over 1,700 sq ft.



## A CHARMING ENTRANCE



The front door opens into a wonderful, high-ceilinged hallway with period features. This leads into the light and airy double reception room, which offers seating and entertaining space as well as a fabulous dining area.





## PERIOD ELEGANCE



The light-filled drawing room features a beautiful working fireplace and benefits from a large, south-facing bay window. The dining room boasts a cosy wood-burning stove and tall French doors leading out to the rear garden. An impressive and versatile open-plan space for socialising and relaxing with friends and family.

The simple, period elegance of these rooms is enhanced by traditional wooden floorboards, high ceilings, carved mantelpieces, classic ceiling roses, painted picture rails and handsome coving.







A VERSATILE,  
OPEN-PLAN  
SPACE



To the rear of the house, you'll find the bright and well-designed kitchen featuring fitted units with a dark granite worktop, a deep butler sink, an impressive range-style cooker with a double oven, a fridge and a large pantry cupboard. There's also room for a table and a couple of chairs, making a perfect spot for a delicious breakfast or for enjoying your mid-morning coffee.

Leading off the back of the kitchen is a well-laid out, separate utility room and a convenient downstairs cloakroom.







## SWEET SLUMBER



Upstairs, the smart principal bedroom overlooks the garden and Arlebury Park and includes an en suite shower room as well as built-in wardrobes. The second and third bedrooms are both generous doubles with original fireplaces, which share the family bathroom.

On the top floor is a substantial fourth bedroom with beams and a characterful dormer window. Alternatively, it could be used for working from home and offers a lovely view over Alresford. Off this room, there is a generous loft space, ideal for storing suitcases and other items which need to be kept secure and dry.











THE TOP FLOOR BEDROOM HAS  
BEAMS AND A CHARACTERFUL  
DORMER WINDOW

COURTYARD  
GARDEN



The back door opens into an attractive courtyard garden with a raised deck, perfect for BBQ's and outdoor dining. A lovely sun trap in summer and a wonderful private retreat for relaxation or entertaining. An exterior store room provides useful additional storage space.

There is separate access to the rear garden from the front of the house. Residents' parking is at the front of the property by informal arrangement. It is also possible to buy an annual permit (£275) to park in next door Arlebury Park, only a minute's walk from the house.





## IN THE AREA



Pound Hill is within strolling distance of a wealth of cafés, restaurants and pubs, as well as shops and boutiques in the thriving, picturesque Georgian town of Alresford.

For those unfamiliar with Alresford, it is a wonderful stepping-stone location to move to from London or another big city. For those moving from a rural area, it offers all the entertainment and conveniences of a town but still benefits from direct access to wonderful rural walks or running routes straight from your home.

Within easy walking distance, there is an independent deli, greengrocer, fishmonger, butcher, a large Co-Op, and a Tesco Express as well as a local dentist, doctor and optician. There is a choice of over 20 dining options or places to enjoy a coffee and a plethora of other independent shops, varying from useful hardware shops to interior design, gift and fashion stores.

Beautiful countryside abounds, with the protected South Downs National Park on your doorstep and the chalk stream River Itchen starting from Alresford. There are numerous walks within and close to Alresford, longer distance walks, include the Pilgrims Way, Winchester to Canterbury Cathedrals (120 miles), St Swithun's Way, Winchester to Farnham (35 miles) and obviously the Itchen Way.

It is a great cycling area. Alresford is situated on the long distance cycle routes, the South Downs Way, Winchester to Eastbourne (100 miles) and King Alfred's Way, Winchester to Oxford, Salisbury and back (220 miles).

The neighbouring Arlebury Park offers a variety of sports facilities, including football pitches, excellent tennis courts, and a popular cafe. There are several churches and an inclusive community. The Watercress Line is always popular, running from Alresford to Alton.

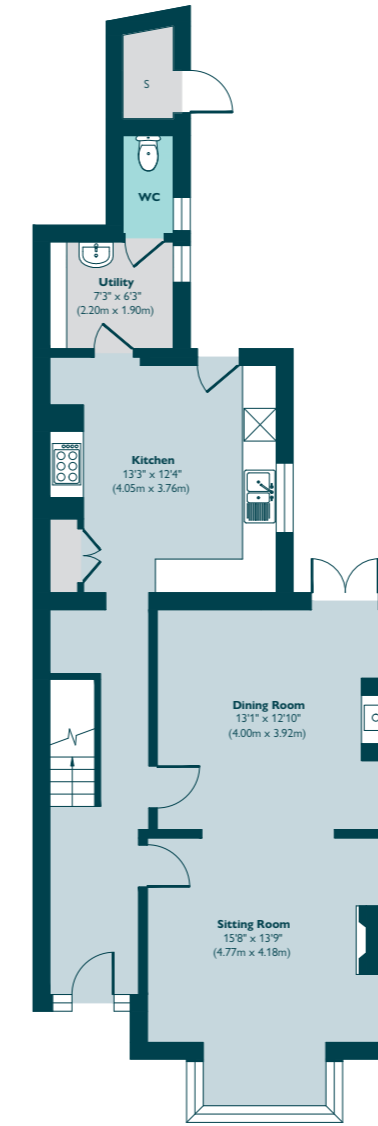
Nearby schools include the well-regarded Sun Hill Infant School and Perins Secondary School (both Ofsted rated 'Good'). Sixth Form options include Alton College and Peter Symonds College in Winchester.

Many excellent private school options are nearby, including Twyford Prep School, Winchester College, St Swithun' School, Alton School, Pilgrims, Bedales and Lord Wandsworth College. Winchester station (trains to London Waterloo in 1 hour) is just 15 minutes drive away, and other options include Alton station (65 mins) and Micheldever station (63 minutes), both are 19 minutes away.

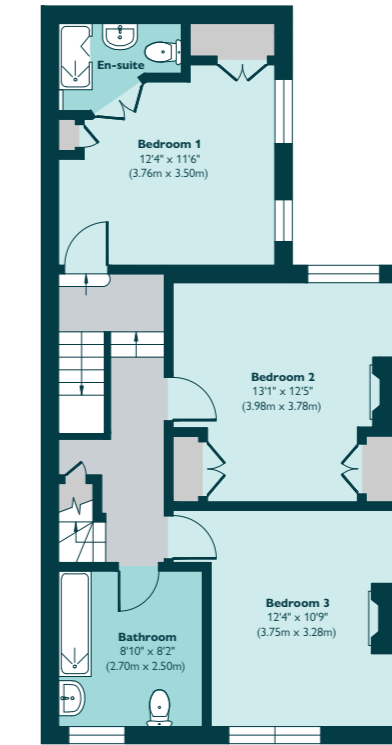
There is a fast, regular bus service to and from Central Winchester (20 mins). Southampton Airport is less than 30 minutes drive away.



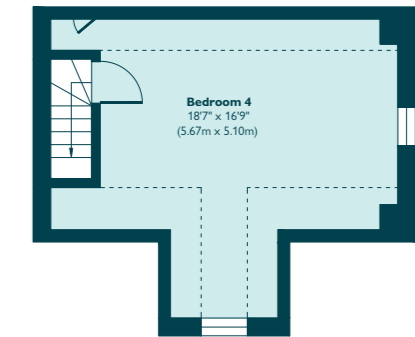
## FLOORPLANS



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

GROUND FLOOR  
749 sq ft (69.6 sq m)

FIRST FLOOR  
672 sq ft (62.52 sq m)

SECOND FLOOR  
258 sq ft (24.03 sq m)

TOTAL  
1,679 sq ft (156.15 sq m)





# FINER DETAILS



## OVERVIEW

- Pretty, Edwardian semi-detached house with high ceilings
- Four double bedrooms
- Two bathrooms (one en suite)
- Drawing room with an open fire
- Dining room with wood burner
- Fitted quality kitchen with granite worktops
- Separate utility room
- Downstairs cloakroom
- Courtyard garden with raised deck
- Garden storage
- Circa 1,700 sq ft
- Wooden floorboards
- Elegant period features

## SERVICES & FEATURES

- Mains power, gas, water and drainage
- New boiler installed in 2019
- The roof was renewed in 2019
- Fibre internet available with 72 MB speed (BT/TalkTalk)
- Open fire in the drawing room
- Wood burner in the dining room
- Wonderful Edwardian period features; cornicing, picture rails, fireplaces in two bedrooms
- Loft storage area
- Council Tax Band E
- Freehold

## IN THE AREA

- Two minutes walk to Alresford's wonderful shops, including an independent deli, greengrocer, butcher, fishmonger and a large supermarket
- Plentiful choice of local cafés and restaurants
- Close to a range of good local schools
- Outstanding countryside walks and bike routes straight from the house
- Excellent road links via A31 to A3 and M3
- Regular bus service to Winchester and Alton
- 15 minute drive to Winchester station or 19 minutes to Alton or Micheldever stations (trains to London Waterloo from one hour)

## ENERGY PERFORMANCE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		78   C
39-54	E	54   E	
21-38	F		
1-20	G		

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# AVENUE VILLAS

ALRESFORD

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UNIQUE HOMES

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