



The
**PINK
HOUSE**
ALRESFORD



THE PINK HOUSE

Georgian splendour in the heart of Alresford





An iconic home

One of the grandest residences in Alresford, The Pink House is a wonderful Georgian home with a prestigious location in the heart of this desirable Hampshire market town.

Located on the preferred west side of Broad Street, lined with charming period houses, The Pink House offers a generous 4,700 square feet of fabulous accommodation across three floors, over half an acre of beautiful, west-facing gardens and off-street garage parking.

With its handsome facade, this gracious Grade II listed house is on the market for the first time in 22 years, having been a much-loved family home to the current owners and their children. The Pink House has been very well maintained and is ready for a new family to move in and start a fresh chapter in its history.

With its open and flexible layout, The Pink House offers two lovely reception rooms for entertaining and a light-filled kitchen/dining room. It has five bedrooms and bathrooms in the main house and a further two bedrooms and

two bathrooms in the attached garden cottage. In addition, there is plenty of ancillary serving and storage space, including a dressing room, a boot room, prep kitchen, pantry, an upstairs auxiliary kitchen, utility room and guest cloakroom. The extensive garden includes a tree house and a pretty summer house.

This glorious house enjoys the best of both worlds: the convenience and entertainment of a thriving market town and the pleasures and activities of the countryside.



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Making an entrance

The traditional front door opens into a spacious reception hall with high ceilings, polished wooden floors and a graceful staircase that curves up to the first-floor landing; an impressive and inviting welcome for visitors and guests, commensurate with the scale and period of the house.





Heart of the home

The large, open plan kitchen/dining room is the heart of the home with a warming AGA. The central kitchen island creates a sociable space for cooking and catching up with family and friends, whilst the convenient breakfast bar is perfect for grabbing a quick bite before the school run. A lovely curved bay window with French doors leads out to the paved terrace in the rear courtyard, where there is ample space for a table and chairs, offering a terrific spot for a BBQ and outdoor dining within easy reach of the kitchen.



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The impressive dining room can easily accommodate a long dining table and is a wonderful place for family meals and entertaining on a grand scale. Over the years, this splendid room has been a memorable venue for parties and could easily accommodate big Christmas lunches for up to 20 people!

However, if you prefer a smaller, more intimate dining table, there is space to create an additional sitting area with a couple of armchairs or a sofa; a comfortable spot to enjoy your weekend coffee or an evening glass of wine.

Beyond the kitchen lies the back door and useful boot room, with pegs for coats and storage for shoes; great for children and muddy dogs coming in from the garden! Next door is the big prep kitchen, providing extra worktops, cupboard space, and an enviable walk-in pantry that will appeal to keen cooks.



Cosy evenings

Adjoining the dining room is a cosy sitting room with a beautiful period fireplace and bespoke wooden shutters on the east-facing bay window. Large enough for a couple of sofas and some armchairs, this is a wonderful spot to settle down for a quiet movie night or alternatively, for informal gatherings with family and friends.

At the end of the reception hall is a convenient downstairs cloakroom. An adjacent door leads down to the large cellar, which houses the boiler and is used as a utility and laundry room by the current owner; the warmth created by the boiler dries the laundry in a jiffy.

A central lift was installed when the house was previously converted into separate flats. The current owner maintains the lift every year, and it is invaluable for transporting furniture between floors or for those who find it challenging to use the stairs.





Library landing

The curved staircase leads up to the wide library landing, where book-lined shelves frame a spectacular 'coach house' window with a westwards view over the extensive rear gardens. This lovely spot is perfect for reading books, bird watching, or perhaps even stargazing on a clear night.





Entertaining guests

Leading off the upstairs landing is a more formal drawing room with a grand fireplace and an inviting window seat in the bay window, giving delightful views over the rooftops towards the countryside beyond. The room's high ceilings and classical proportions make it a bright, airy space, fantastic for entertaining. There is also a built-in cupboard, with space for a fridge, that makes an excellent drinks cabinet.



Grand drawing room





Rooms with a view

To the rear of the first floor is the tranquil and private master suite, comprising a spacious double bedroom with dual aspect views over the garden, a pair of his and hers ensuite bathrooms, and a large dressing room (which could be used as a further bedroom if desired) with ample space for wardrobes.

The bright, sizeable second bedroom easily fits a kingsize bed and includes an ensuite bathroom plus a built-in wardrobe; it offers charming easterly views over scenic Alresford.

A truly covetable walk-in linen cupboard completes the first floor.

Privacy & space

On the third floor, there is a suite of three further bedrooms. The first is a kingsize double boasting an excellent ensuite shower room and distant country views. The second is a large double bedroom with equal views, sharing a shower room with the third double bedroom next door.

The top floor also features a convenient auxiliary kitchen, perfect for making a morning cup of tea to enjoy from the comfort of bed. The current owners find this arrangement works particularly well when extended family and guests come to stay.





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Garden cottage

Attached to the main house is a two-bedroom cottage with its own entrance, previously used by the current owner as a successful B&B. The cottage comprises a good-sized double bedroom with a fireplace and a lovely view over the garden and a second smaller double bedroom, both with ensuite bathrooms. This a great location to house permanent staff or guests for weekend house parties; being close by but separate, the cottage allows family and guests to have their privacy. It would also make an ideal granny annexe, or even a much-needed extra space for teens!



Garden & grounds

The tranquil garden, beautifully planted, extends to over half an acre and feels wonderfully secluded, with barely any sense of being in town at all. Directly outside the kitchen are scented lavender beds and a delightful herb garden. Beyond is a level lawn perfect for croquet and boasting a range of pretty trees and shrubs.

The walled garden is reached through wrought iron gates and features a broad, well-kept lawn with established trees and flower beds, a summer house and a children's tree house. The lawn is easily large enough

for an excellent game of football or for erecting a marquee for a big celebration; there is also the possibility of installing a swimming pool (subject to planning consent).

A single garage is attached to the house, with plenty of additional storage space inside as well. It may be possible to create a double garage or even a drive-through garage with added parking to the rear.

There is a convenient separate side access from the street via a covered alleyway to the garden cottage and garden. The neighbouring house can also use this access to reach their garden.







Georgian splendour

The picturesque Georgian town of Alresford is a splendid stepping-stone into rural life for those making the move from London or another big city. It offers all the entertainment and conveniences of a town but benefits from direct access to wonderful rural walks or running routes straight from your home.

The Pink House is a stroll from the abundance of delightful cafes, stylish shops and boutiques that lovely Alresford has to offer; plus, the weekly country market is on the doorstep. Within a couple of minutes' stroll, there is a deli, greengrocer, fishmonger, butcher, a large Co-op, and a Tesco Express, as well as a local dentist, doctor and optician. There are numerous dining options and a range of independent shops, from useful hardware stores 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 many wonderful walks both within and close to Alresford. Longer walks include the Pilgrims Way, Winchester to Canterbury Cathedrals (120 miles), St Swithun's Way, Winchester to Farnham (35 miles) and the Itchen Way.

This 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).

There are a number of sporting facilities nearby, with golf at Alresford Golf Club (a course benefiting from stunning views) and Avington Park Golf Course, a nine-hole Parkland course.

Within Alresford, Arlebury Park offers a variety of sports facilities, including football pitches and excellent tennis courts. There are several churches and an inclusive community.

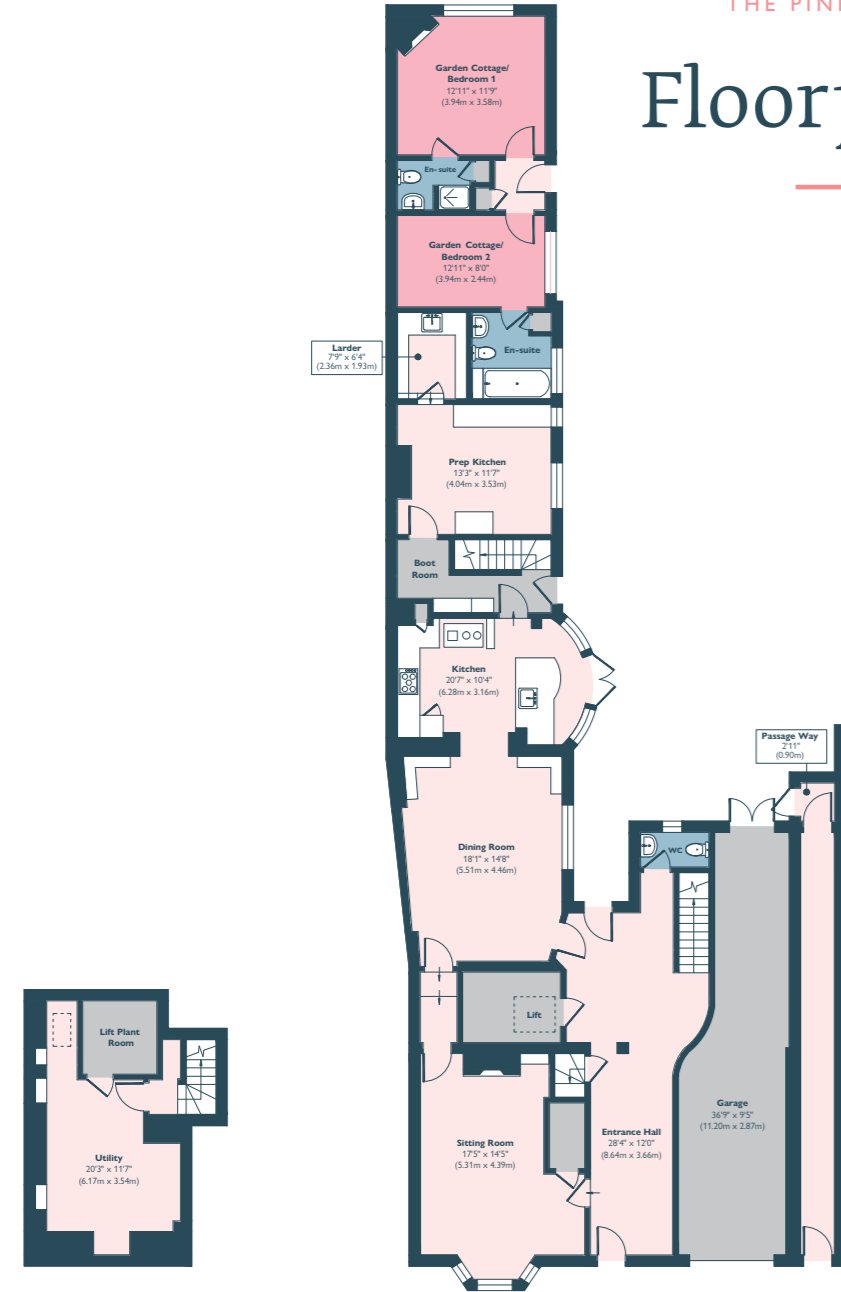
Possible schools include the well-regarded Sun Hill Infant School and Perins Secondary School (both rated Good by Ofsted). Sixth-form options include Alton College and Peter Symonds College.

Many excellent private schools are nearby, including Twyford Prep School, Winchester College, Charterhouse School, St Swithun's School, Alton School, Pilgrims, Bedales and Lord Wandsworth College.

Winchester Station is a 15-minute drive away, with trains to London Waterloo in 1 hour. Other options within a 20-minute drive include Alton station (65 minutes to London) and Micheldever station (63 minutes to London). The ever-popular Watercress Line also runs between Alresford and Alton.

There is a fast, regular bus service to and from central Winchester. Southampton Airport is less than 30 minutes away.

Floorplans



Cellar

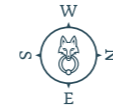
Ground Floor

Main House:
4,344 sq ft (403.77 sq m)

Garden Cottage:
382 sq ft (35.4 sq m)

Garage:
354 sq ft (32.83 sq m)

Total:
5,080 sq ft (472 sq m)



Floorplans



First Floor

Second Floor

Finer details

Overview

- Georgian townhouse, well-maintained and in a wonderful location in central Alresford
- Grade II listed
- Over 4,700 sq ft of accommodation with half an acre of lovely west-facing gardens
- Five bedrooms, including a master bedroom suite with his and hers ensuite bathrooms and dressing room
- Five bathrooms (including two master en-suites)
- Attached two-bedroom, two-bathroom garden cottage with its own entrance
- Formal drawing room
- Sitting room
- Dining room
- Open plan kitchen with gas AGA
- Prep-kitchen and walk-in pantry

Overview (cont.)

- Cellar/utility room
- Boot room
- Walk-in linen cupboard
- Auxiliary upstairs kitchen
- Internal lift
- Off-street parking in a single garage
- Quiet and private mature garden
- Separate side access to the garden via an alleyway
- Elevated views over Alresford

Services

- Mains power, gas, drainage and water
- Fibre optic internet up to 900 Mbps with Trooli, or 67 Mbps with TalkTalk
- Gas AGA
- Gas central heating
- Council Tax band G

Gardens & grounds

- Over 0.56 acres of quiet, west-facing garden (plentiful afternoon sun)
- Two large level lawns
- Mature trees and shrubs
- Raised beds/herb garden
- Summer house
- Tree house
- Parking in a single garage with the potential to create a double garage (subject to planning consent)
- Paved dining terrace in the rear courtyard

Energy performance

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		61 D
39-54	E	41 E	
21-38	F		
1-20	G		

Location

- Picturesque central Alresford location
- Easy access to coffee shops, boutiques, shops and market
- Country and dog walks a level stroll from the house
- Close to a range of excellent schools
- Quick and easy commuting to London via train from Winchester





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