



The Soke, Alresford, Hampshire, SO24 9DB

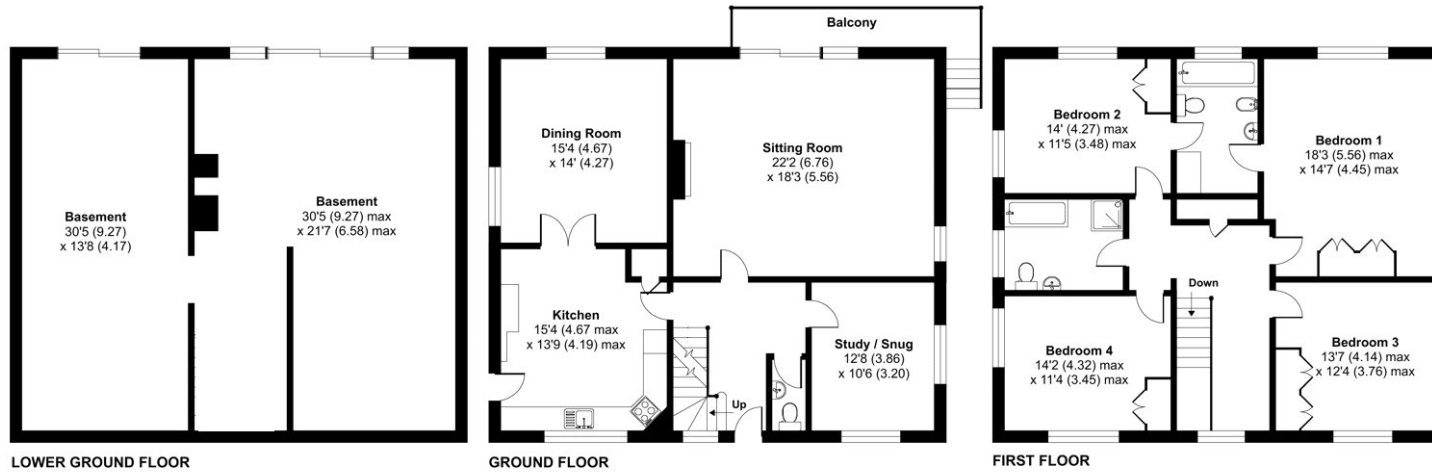
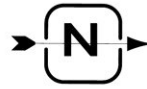
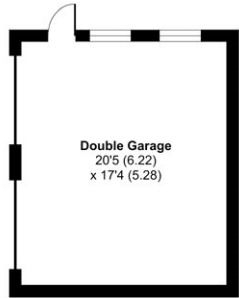




## ACCOMMODATION

Nestled in the heart of Alresford, this impressive detached house boasts exceptional features, including excellent parking, a double garage, and a captivating garden with rare river frontage. With over 2,100 sq ft of living space and an expansive basement of over 1,000 sq ft, this property presents exciting potential for additional living areas. Offered for sale with no onward chain, it awaits a discerning buyer to bring it to its full glory through updating. Approaching from the driveway, the front door welcomes you into a spacious entrance hall, complete with a cloakroom and stairs ascending to the first floor. To the left, a door opens to the well-appointed fitted kitchen, offering convenient access to the outside. Double doors lead to the dining room, where a window overlooks the enchanting garden. The generously sized sitting room features a fireplace and sliding doors leading to an ornate metal balcony that offers a picturesque view of the garden. A family room/study is situated off the hall. The first floor reveals an airing cupboard, housing the hot water cylinder, and a loft access hatch with a fitted metal loft ladder. The main bedroom, with twin built-in wardrobes, boasts an en-suite bathroom accessible from bedroom two as well. Bedrooms two, three, and four are spacious double bedrooms, each equipped with built-in wardrobes. A bathroom with a bath and separate shower completes this floor. The basement, covering the entire footprint of the house, presents substantial potential for extra living space, with sliding doors opening to the garden. The driveway provides ample parking for several cars and leads to the double garage, featuring twin up-and-over doors and overhead storage. A path along the side of the house leads to the rear garden, adorned with mature trees and shrubs, a raised paved terrace, and a lush lawn cascading down to the river. This property is an exceptional opportunity for those seeking a unique and expansive residence with promising potential.

Approximate Area = 3414 sq ft / 317.1 sq m  
 Garage = 355 sq ft / 32.9 sq m  
 Total = 3769 sq ft / 350.1 sq m  
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	73
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Charters Estate Agents Limited. REF: 1071446



## SITUATION

Alresford is a beautiful Georgian town sporting a plethora of fine colour-washed homes. An extensive range of boutiques, galleries and specialist shops retailing such items as antiques, gifts, food and clothing. The centre sees also a thriving café culture supported by a host of eateries, pubs, hotels and restaurants. The area offers a wide range of popular and well-regarded independent and state schools. Such as Princes Mead and Pilgrims School, Winchester College and St Swithuns for girls. Nearby Perins is very well-regarded and has achieved national acclaim for its Arts and Sporting achievements. Good local sixth form education includes one of the UKs top colleges, Peter Symonds.





### **SPECIFICATION**

- Substantial & versatile living accommodation
- Central Alresford location
- Attractive garden with river frontage
- Fantastic potential subject to planning
- Ample driveway parking & double garage
- 1,000 Sq Ft basement with potential
- No onward chain

### **LOCAL AUTHORITY**

Winchester City Council  
Council Tax Band G

### **GUIDE PRICE**

Asking Price £1,000,000

### **TENURE**

Freehold