



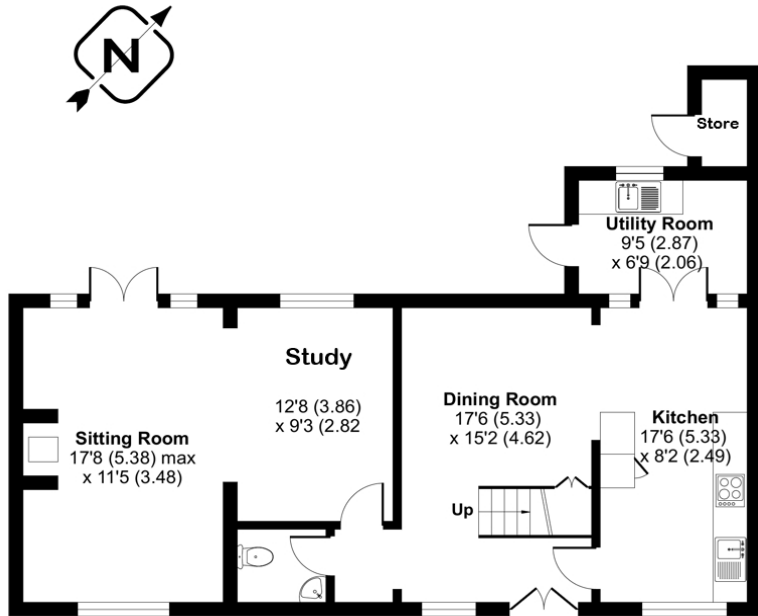
Manor Farm Barns, Old Alresford, Alresford, Hampshire, SO24 9DH



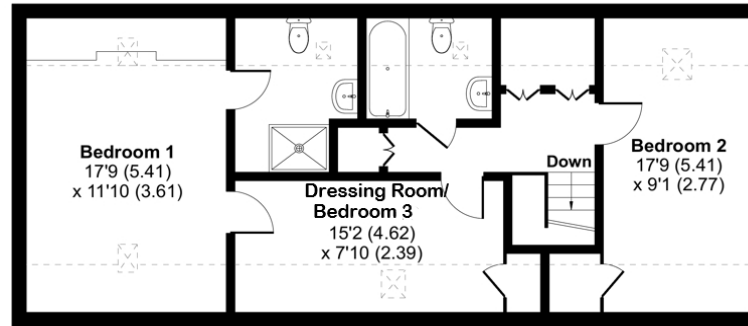
ACCOMMODATION

A stunning property set within an exclusive courtyard development in a highly desirable, and rarely available, location. This residence is surrounded by open fields and has a westward-facing garden with direct access out through a gate at the end onto beautiful countryside walks. There are allocated parking spaces at the front of the property and covered parking, with storage rooms above and to the side, in the nearby carport. As you enter the property there is a welcoming entrance hall with the dining room beyond. To one side is a well-appointed kitchen which has a range of base and wall storage units. Beyond the kitchen is a highly practical utility room, with a sink and further units, which leads out to the garden. To the left of the main entrance there is a short corridor leading to a guest cloakroom. The spacious and light double aspect sitting room is entered through a study area and has an attractive focal fireplace with an electric feature stove. Double doors lead out onto a paved terrace and the garden beyond. A large electric awning over the terrace area creates a perfect outside summer space. A wide staircase in the hallway leads to the first floor where there are two large bedrooms and a dressing room, which could be used as a third bedroom or study. The light and airy main bedroom is accessed through the dressing room and has a large en-suite shower room. Off the landing is a guest bathroom and a large storage cupboard and airing cupboard. The private rear garden is mainly lawn bordered by well laid out flowerbeds. At the top of the garden is a large shed, as well as a greenhouse. Next to the terrace is an attractive feature pond.

Approximate Area = 1308 sq ft / 121.5 sq m
 Limited Use Area(s) = 239 sq ft / 22.2 sq m
 Outbuilding = 14 sq ft / 1.3 sq m
 Total = 1561 sq ft / 145 sq m
 For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Charters Estate Agents Limited. REF: 1050613



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		46
(21-38)	F		
(1-20)	G	7	
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

SITUATION

In a convenient and peaceful location, the property allows for a walk through the watercress fields to Alresford town centre in approximately 15 minutes. Old Alresford is a sought-after area with its village green and Old Alresford Pond, a site of special scientific interest. The community hall provides a variety of fitness activities, plays, performances and events. The nearby centre of Alresford is a beautiful Georgian town with an extensive range of boutiques and specialist shops, together with a thriving café culture and a host of pubs, hotels and restaurants. The town is home to the famous Watercress Line which is a railway with an almost unbeatable view. Being pretty historic, the railway runs through 10 miles of beautiful Hampshire countryside, adjacent to the South Downs National Park. There are mainline stations at Alton, Winchester and Basingstoke, together with good access to the M3 and A3 both of which offer direct routes to London.



SPECIFICATION

- Two/three-bedroom character home with no onward chain
- Period features and ample built-in storage
- Sought-after location within walking distance to Alresford town centre
- Scenic views and direct access to countryside walks
- En-suite shower room to the main bedroom
- Family bathroom and guest cloakroom
- Sitting room and dining room
- Private westerly facing rear garden
- Car port and allocated parking spaces

LOCAL AUTHORITY

Winchester City Council (Tax Band G)

ASKING PRICE

Asking Price £795,000

TENURE

Freehold

Agents Note - Management fee of £800 per annum and private drainage. The property resides in the curtilage of Manor Farm which is a Grade II listed property and as such normal permitted development rights have been removed.