







New Farm Road, Alresford, Hampshire, SO24 9QH

A stunning Victorian residence with later Edwardian additions, this exceptional home has been thoughtfully enhanced and extended by the current owners, seamlessly blending period charm with modern refinements



- Highly sought after location • Easy access into central Alresford
 - Spacious and versatile living accommodation
 - Ideal family home • Beautifully presented throughout
 - Generous plot • Backs onto fields • Impressive entrance hall
- Principal bedroom with dressing room & ensuite shower room
 - Swimming pool • Ample off-road parking & outbuildings



ACCOMMODATION

The impressive entrance hall creates a striking first impression, leading to the elegant, dual-aspect drawing room, where classic proportions, a stylish wood-burning stove, and a beautiful walk-in bay window frame far-reaching view. The adjacent dining room, currently used as a study, features bi-fold doors that open directly onto the garden. A recent extension has transformed the family room, incorporating a dramatic, full-height glazed addition that perfectly showcases the idyllic countryside backdrop. The traditionally styled kitchen, open to the breakfast room, provides a warm and inviting space ideal for informal entertaining. Completing the ground floor are a rear lobby, utility room, walk-in larder, and cloakroom. Upstairs, the generous landing leads to five well-proportioned bedrooms, each offering delightful views across the gardens and rolling farmland beyond. The principal suite is a particular highlight, featuring a beautifully appointed en suite shower room and dressing room. The guest bedroom is equally well-equipped, benefiting from an en suite shower room and built-in wardrobes, while the remaining three bedrooms are served by an elegant family bathroom. Discreetly positioned, the gated entrance opens to a sweeping driveway with ample parking and turning space, providing access to both the main house and the outbuilding. In total, the beautifully landscaped grounds extend to approximately 0.53 acres. To the east of the house, a meticulously maintained parterre garden leads to a stunning swimming pool and an adjoining paved terrace, perfectly positioned to capture the south-westerly views over the expansive lawn and picturesque farmland beyond. The outbuilding, measuring approximately 1,350 sq ft, offers remarkable versatility, comprising a 28 ft garage, workshop, store, stable, tack room, and office.



SITUATION

Alresford exudes the timeless charm of a Georgian town, boasting a collection of picturesque, colour-washed houses that enchant visitors at every turn. Renowned not only for its scenic beauty but also for its diverse shopping experiences, Alresford offers a delightful array of options catering to various needs and tastes. From traditional establishments such as butchers, fishmongers, greengrocers, and wine merchants to modern conveniences like two well-stocked convenience stores, the town ensures residents and visitors alike can easily procure essential items. Moreover, Alresford's appeal extends beyond mere necessities, inviting exploration of its vibrant antiques and fine art scene, designer boutiques featuring exquisite furnishings and clothing, as well as charming shops offering an array of gifts and crafts. The heart of Alresford pulsates with a lively café culture, with numerous quaint eateries, pubs, hotels, and restaurants beckoning patrons to indulge in culinary delights. Catering to everyday needs, the town also hosts essential services such as a bank, pharmacies, and various other outlets, ensuring convenience is always within reach. Adding to its allure, Alresford enjoys proximity to Alton and Winchester, further expanding the spectrum of local amenities and leisure pursuits and direct commuter links to London.

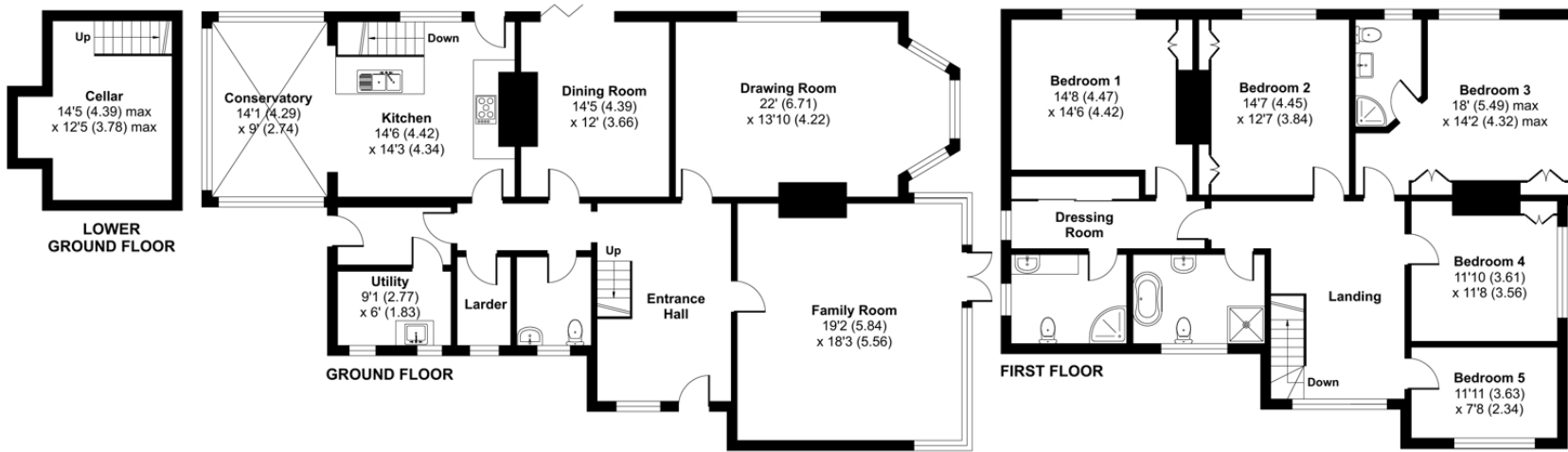






Approximate Area = 3082 sq ft / 286.3 sq m
 Garage = 486 sq ft / 45.2 sq m
 Outbuilding = 867 sq ft / 80.5 sq m
 Total = 4435 sq ft / 412 sq m

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	89	90
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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LOCAL AUTHORITY

Winchester City Council
Council Tax Band G

ASKING PRICE £2,000,000

TENURE

Freehold