



*At home in Alresford*

# The Barn, 52a East Street,

ALRESFORD, HAMPSHIRE, SO24 9EQ

## Guide Price £1,395,000

- Individual Property with Generous Room Sizes
- Prime Central Alresford Location
- Versatile Accommodation and Good Flow to the Rooms
- Immaculately Presented Throughout
- Two Parking Spaces and Delightful Courtyard Garden
- No Onward Chain

A substantial character property, with generous room sizes and an easy flow to the accommodation, making it ideal for entertaining and family gatherings. The Barn is tastefully decorated and immaculately presented throughout, making it possible for a buyer to move in and unpack on arrival. Unusually for properties in the town centre, The Barn is not listed and has parking for two cars. It has a delightful courtyard garden, with a 'secret' access to East Street, and the town centre, which is just a few minutes' walk away. The property is offered for sale with the benefit of no onward chain.

The property is accessed from the driveway, which is shared with the neighbouring house. The front door opens into the welcoming entrance hall, which has wooden flooring. A couple of steps lead up to the sizeable kitchen/breakfast room, which has been recently fitted with a bespoke kitchen, including a matching island unit. Features include an Everhot cooker, a built-in oven, and American-style fridge/freezer, as well as a hand-built dresser unit. There is a wet room off the kitchen, and stairs leading up to the first floor. Off the entrance hall is the study, with a couple of steps down to the spacious dining room, which has French doors to the garden. A wide opening leads through to the comfortable sitting room, which features a wood-burning stove and fitted shelving units. The light and airy garden room has a door to the garden. Beyond the sitting room is a utility/cloakroom, and a hall with a door to the outside.





On the first floor landing, there is a cloakroom and an airing cupboard housing a gas boiler and the hot water cylinder (there is a second gas boiler in the kitchen). The principal bedroom includes a dressing area, walk-in wardrobe and ensuite bathroom, with a separate shower and bath. The sizeable second bedroom could double as an upstairs living room. A dressing/laundry area, bathroom and third bedroom complete the first floor accommodation.

There is parking for two cars alongside the wall in the driveway. The charming west-facing garden has been designed to be low-maintenance, with a paved seating area, some raised beds and a water feature. A gate at the end of the garden allows access through to East Street.

Alresford is a beautiful Georgian town known for its variety of independent shops, restaurants and inns located in stunning surroundings on the edge of the South Downs National Park. Attractions include the Watercress steam railway, schools for infant, junior and secondary education, several churches and an active and inclusive community. The cathedral city of Winchester is about 7 miles away and there is easy access to the south coast, the midlands and London via the road network. There is also mainline rail access to London from both Winchester and Alton. Southampton airport is only about half an hour away by car.



### **SERVICES**

Mains Gas, Electricity, water and drainage are all connected.

### **LOCAL AUTHORITY INFORMATION**

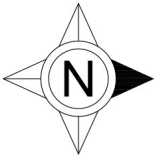
Winchester County Council

Council Tax Band: F (main house)

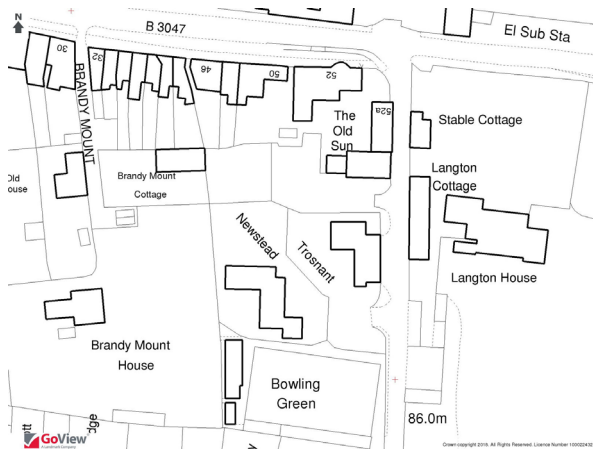
Council Tax Band: A (New part – Kitchen & bedroom 2)



[Dashed Box] = REDUCED HEADROOM BELOW 1.5m / 5'0"



**APPROXIMATE GROSS INTERNAL AREA = 2734 SQ FT / 254.0 SQ M**  
**NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2024 ©**  
**Produced for Hellards**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		77
(55-68)	<b>D</b>	67	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

### DIRECTIONS

From Broad Street in the centre of the town, turn left into East Street. At the end of the long terrace on East Street, turn right into Sun Lane. No 52a is the first property on the right hand side.

No. 11 Broad Street, Alresford, Hampshire, SO24 9AR

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

