



At home in Alresford

Tanyard Barns, 23 Mill Hill

ALRESFORD, HAMPSHIRE, SO24 9DD

Guide Price £1,195,000

- Individual Detached Home with Character Features
- Town Centre Location
- Parking for 2-3 Cars and Garage/Workshop
- Separate Self-Contained Annexe
- Picturesque Low-maintenance Garden
- Versatile Living Accommodation
- No Onward Chain

A charming, detached character home located in the heart of Alresford's conservation area at the bottom of Broad Street, and on the Millenium river walk. This individual property has an abundance of period features and offers plenty of versatile accommodation, both in the main house and in the separate annexe. Tucked away behind wooden gates, Tanyard Barns enjoys a private and secluded setting and, unusually for the town centre, it has driveway parking for multiple cars, as well as a sizeable garage/workshop. The outside benefits further from a very pretty walled garden and a separate paved courtyard garden. Dating from 1870, the property is not listed and is being sold with the benefit of having no onward chain.

The property has been thoughtfully renovated and improved with an easy flow to the accommodation. The property is approached from Mill Hill, with the entrance gates leading to the granary barn, walled gardens and courtyard parking area, which features reclaimed York flagstones. The accommodation within the main house comprises an entrance hall with stairs to the first floor and cloakroom, a bespoke kitchen with integrated appliances and plenty of useful storage, as well a convenient utility area. The spacious sitting room has a wood-burning stove and doors to a garden room, which opens onto a paved courtyard garden.





Upstairs, there is a useful study area on the landing, as well as ample storage cupboards. There are two double bedrooms, with the main bedroom benefitting from a dressing area and en-suite shower room. There is also a modern family bathroom at the end of the landing. The separate granary barn has been converted into a self-contained annexe, featuring excellent eaves storage, a breakfast cupboard, sitting room, bedroom and shower room. A door leads into the large workshop, which doubles as a garage and has potential for conversion for further living space, subject to planning.

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. Highlights in the calendar include the annual Watercress Festival in May and the Agricultural Show in September. 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, Alton and Basingstoke. Southampton airport is only about half an hour away by car.

SERVICES

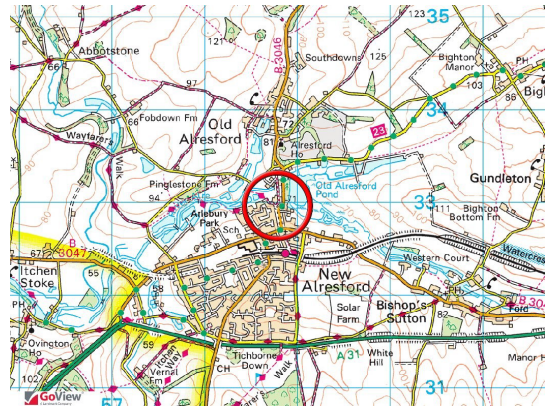
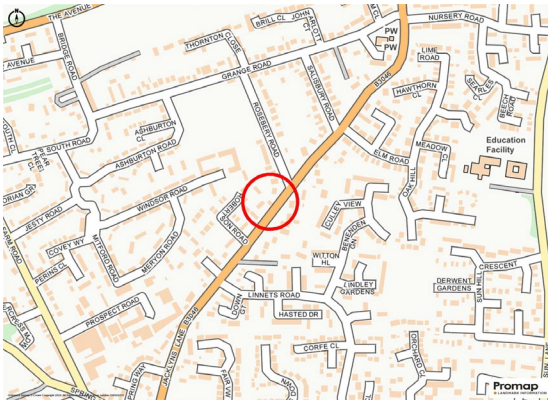
We understand that all mains services are connected. There are income-generating solar panels on the south-facing roof.

LOCAL AUTHORITY INFORMATION

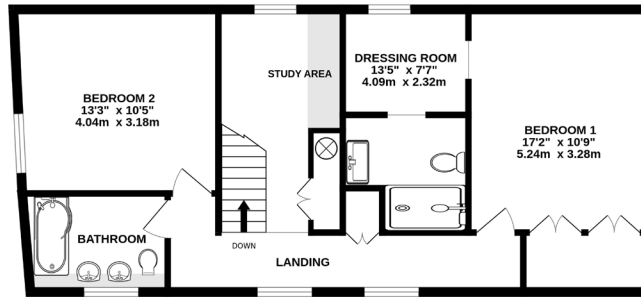
Winchester City Council
Council Tax Band: G

DIRECTIONS

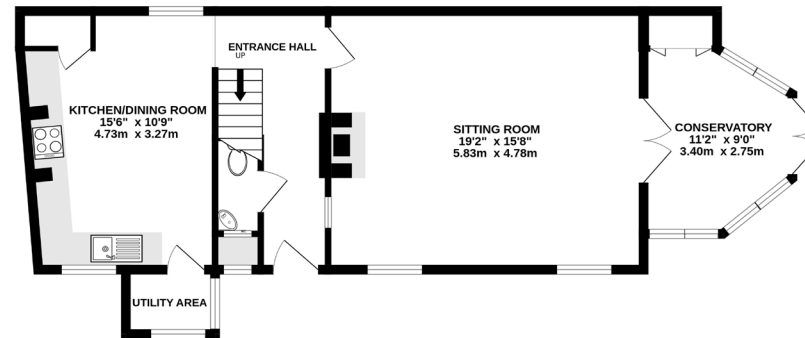
From our office in Broad Street, proceed on foot down the hill and continue ahead into Mill Hill. Halfway down on the left hand side is the turning for Ladywell Lane, number 23, Mill Hill is located on the turning.



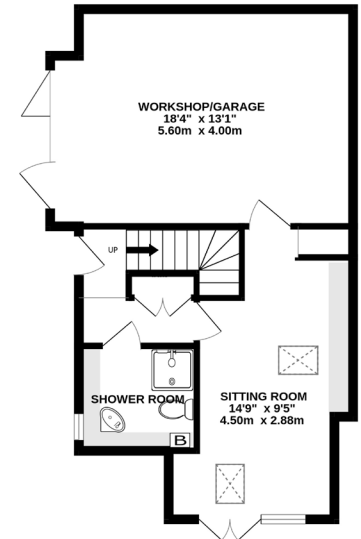
1ST FLOOR
650 sq.ft. (60.4 sq.m.) approx.



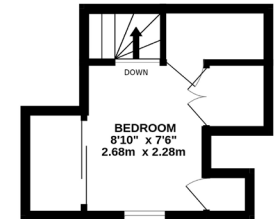
GROUND FLOOR
697 sq.ft. (64.8 sq.m.) approx.



ANNEXE GROUND FLOOR
502 sq.ft. (46.8 sq.m.) approx.



ANNEXE FIRST FLOOR
150 sq.ft. (14.0 sq.m.) approx.



TOTAL FLOOR AREA : 1999 sq.ft. (185.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		90
(81-91)	B		
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

01962 736333

sales@hellards.co.uk | hellards.co.uk

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.

