

# Hellards



*At home in Old Alresford*



# The Rosery, Basingstoke Road

OLD ALRESFORD, ALRESFORD, HAMPSHIRE, SO24 9DL

## Asking Price £925,000

- Village Location just Five Minutes' from Alresford
- Beautiful Landscaped Gardens to Front and Rear
- Countryside Views and Walks from the Doorstep
- Four Bedrooms and Three Bathrooms
- Four Well-Proportioned Reception Rooms
- Double Garage and Generous Parking

An older style property that was extended by the well-known Winchester architect, Huw Thomas, in 1984. The Rosery offers a generous amount of versatile living space, and is set on a lovely 1/3 acre plot in the middle of this popular village just five minutes' drive from Alresford. The house is approached via a long driveway, which leads to a parking area and a double garage, which has an up-and-over door. The striking front garden is laid out in a formal topiary design, and wrought-iron gates to the side of the house lead through to the secluded rear garden, which is laid to lawn, with two paved seating areas, a summer house, a couple of greenhouses, flower and shrub borders and is surrounded by hedging. The property is being sold with the benefit of no onward chain.

The front door opens to an entrance hall, with a cloakroom and stairs to the first floor. A door leads to the fitted kitchen and utility room, and beyond is the light and airy garden room, which has glazed French doors which open to the garden. The older part of the house has four similarly sized rooms comprising a sitting room, dining room, study/family room, and a bedroom with en-suite shower room.







Upstairs, there is a landing with airing and linen cupboards, and a loft access hatch. There are two double bedrooms, both with built-in wardrobes, a bathroom and shower room. A hallway 'bridge' leads through to a large double bedroom, which has its own walk-in dressing room.

Old Alresford, with a village green and village hall at its centre, lies at the southern end of the Candover Valley in the middle of farming communities and the famous watercress beds. There are a wide variety of walks and cycle rides from the doorstep. Old Alresford has a strong village community, with its church, dramatic society, summer fayre, bonfire celebrations, cricket club and village events. The town of New Alresford lies within a mile to the south, 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, churches and an active community. The cathedral city of Winchester is just a few miles away and there is easy access to the south coast, the Midlands and London via the road network. There is mainline rail access to London from Winchester or Basingstoke.



### SERVICES

Mains water and electricity connected. Oil fired central heating. Private drainage - septic tank in front garden.

### LOCAL AUTHORITY INFORMATION

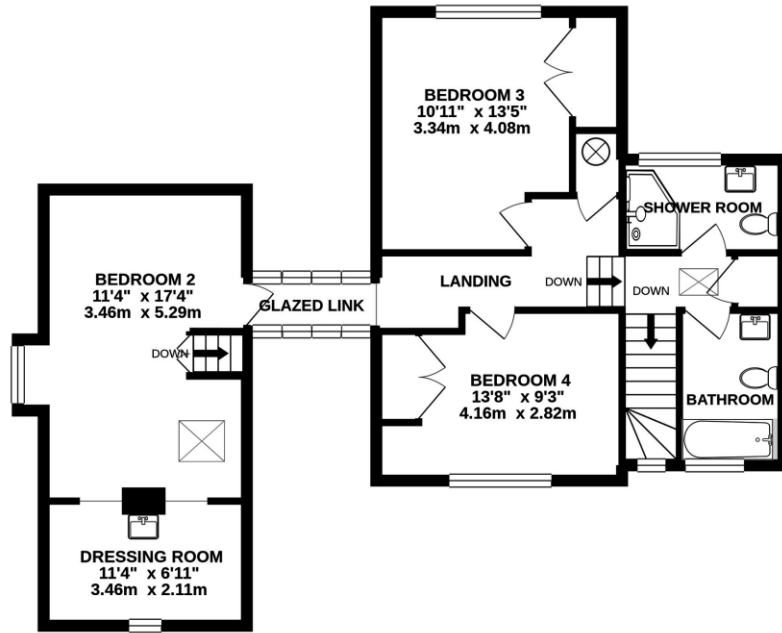
Winchester City Council  
Council Tax Band: G







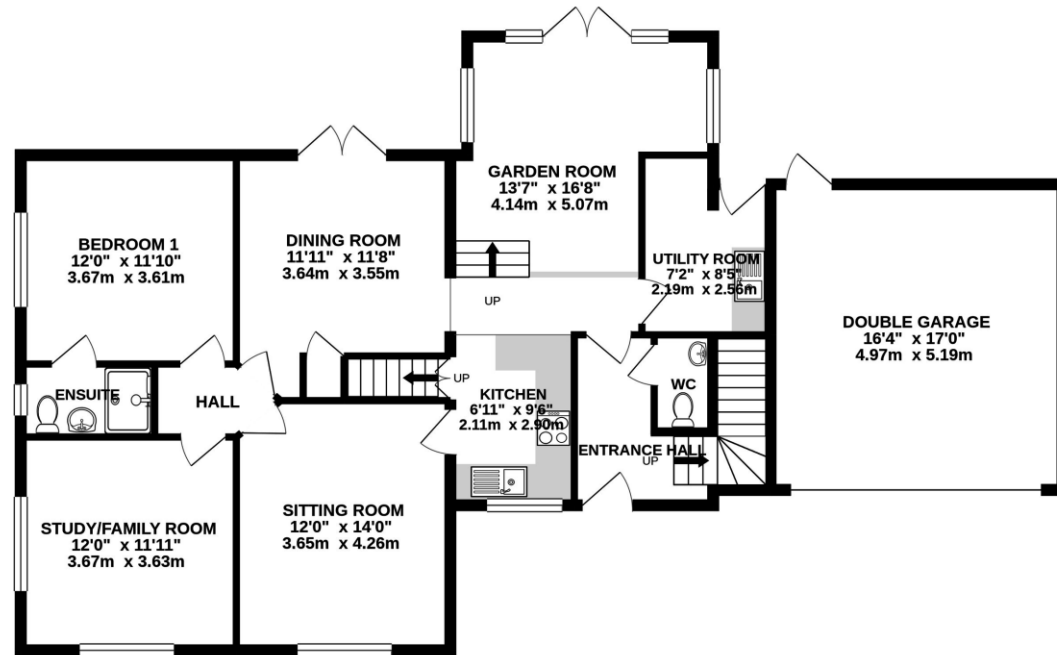
**1ST FLOOR**  
812 sq.ft. (75.4 sq.m.) approx.

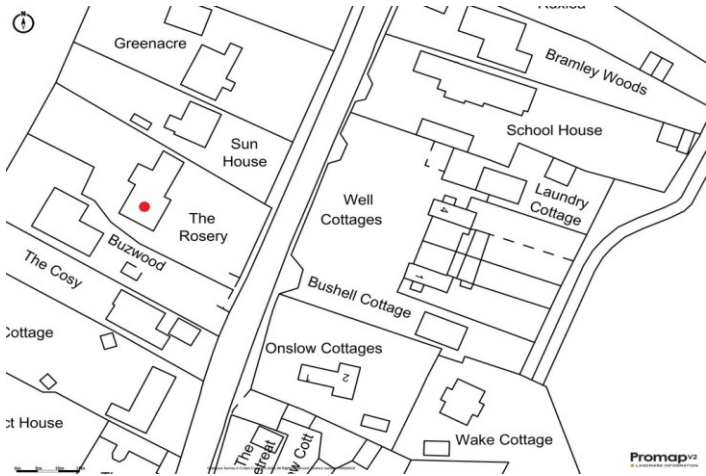


**TOTAL FLOOR AREA : 2181 sq.ft. (202.6 sq.m.) approx.**

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.  
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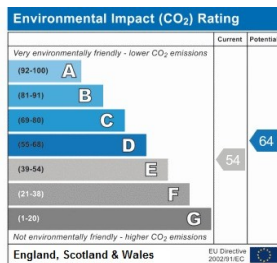
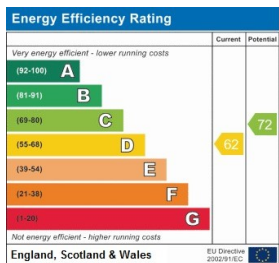
**GROUND FLOOR**  
1369 sq.ft. (127.2 sq.m.) approx.





### DIRECTIONS

From the centre of New Alresford, proceed down Broad Street and follow the road northwards, in the direction of Basingstoke. On reaching Old Alresford, pass the green on the left and proceed ahead for a short distance. The Rosery will be found on the left hand side, as indicated by our For Sale board.



**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.

