



22 East Street
Alresford, Hampshire



BNP PARIBAS GROUP 

Georgian splendour in the heart of Alresford with versatile accommodation and charming features.

A stylishly presented Grade II listed Georgian town house with outbuildings and delightful south facing part-walled gardens, extending in all to about 0.27 acres.



5 RECEPTION ROOMS



5 BEDROOMS



3 BATHROOMS



OFF STREET PARKING & GARAGE



0.27 ACRES



FREEHOLD



TOWN



3186 SQ FT



**GUIDE PRICE
£2,250,000**



The property

This Grade II listed, double-fronted Georgian town house is located within a central position in the popular market town of Alresford and has undergone a significant refurbishment programme in recent years.

The property is believed to date back to late 1738 and has retained many period features including the bay windows, fireplaces and well-proportioned rooms with high ceilings on the ground and first floors also many windows retain casement shutters. Of particular note is the lovely, welcoming entrance hall, currently used as a library, which has wooden floorboards and floor to ceiling bookshelves. On this floor is also an elegant sitting room at the front of the property with a central fireplace and wooden flooring.

To the rear of the home is the elegant kitchen and breakfast room which comes with a bespoke range of fitted units including cupboard and drawer sections with worksurfaces over. A large central island with breakfast bar is a real focal point, along with a woodburning stove and double doors leading out on

to the rear terrace and garden. An archway through to the dining room which has a lovely sunny aspect and double doors onto the rear terrace. To the ground floor there is also a cloakroom and a lobby providing excellent coat and boot storage and a door out into the covered side access. The cellar has been converted into a fabulous cinema/family room and is a really great space for relaxing. In addition, a very useful laundry room has been created.

The staircase rises to the first-floor landing where there is the principal bedroom, neighbouring this is the dressing room which links through to the en-suite bathroom (yet to be finished but flexible for the next buyer to create to their own specification). There are two further bedrooms and a stylish bathroom with a roll top bath and separate shower. On the second floor there are a further two bedrooms and a bathroom. There is also a large open area which works well as an office and games room area.



Outside

To the rear of the house, accessed through traditional carriage doors that lie to the side of the property, is the parking and garage. There is an attractive brick and slab terrace immediately adjoining the rear of the property which provides a great space for outdoor entertaining, and is accessed directly from the kitchen and within its own secluded walled garden. From here an opening leads through to the parking area and an outbuilding which has two entrances, one to the old forge with mezzanine level above, the second entrance is to a studio room which connects to the mezzanine area above the old forge. This beautiful building has lots of potential to create additional accommodation.

Just beyond the old forge there are wrought iron gates that lead through to the partially walled garden. Beautifully planted with a classic cottage garden style it is a little oasis in the centre of Alresford, with mature shrub and herbaceous borders and some mature trees. The large area of lawn is ideal for games and entertaining.

Location

The charming Georgian market town of Alresford has an exceptional range of day-to-day shops and facilities including supermarkets, a butcher, chemist, a gym, churches, pubs, coffee shops and restaurants. In addition, there are a number of more luxury and boutique stores to cater for many needs. Nearby is the well known Watercress steam train line and a rugby club.

More comprehensive facilities are to be found in the nearby city of Winchester which along with Micheldever Station (10 miles) have regular trains to Waterloo taking from 58 minutes and 57 minutes respectively. Road communications are excellent with the A31 a few miles away that links up with the M3, A34 and A303.

The nearest golf courses are found in Alresford, Avington, and Winchester. Chalk stream fishing is available on the Rivers Itchen and Test. The area is criss-crossed by footpaths and bridleways including the Wayfarers Walk.



Distances

- Winchester 7.5 miles
- Alton 11 miles
- Petersfield 14 miles
- Farnham 20 miles

Nearby Stations

- Winchester 8.2 miles
- Alton 13 miles

Nearby Schools

- St Swithuns
- Princes Mead
- Twyford School
- Winchester College
- Pilgrims School
- Sun Hill Infant School
- Perins School





The position & size of doors, windows, appliances and other features are approximate only.
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Floorplans

House internal area 3186 sq ft (296 sq m)
 Outbuildings internal area 1216 sq ft (113 sq m)
 Total internal area 4402 sq ft (409 sq m)
 For identification purposes only.

Directions

Post Code SO24 9EE

what3words: ///cherished.served.select

General

Local Authority: Winchester City Council

Services: Mains electricity, water and drainage, gas central heating.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

EPC Rating: D

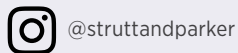
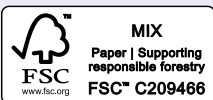
Winchester

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