



Brandy Mount House, Alresford

At home in Hampshire  **Hellards**

Brandy Mount House

Brandy Mount, Alresford, Hampshire SO24 9EG

Guide Price: £1,600,000

- Convenient Central Alresford Location
- Grade II Listed Georgian House dating from 1815
- Mature and Established Gardens on 0.7 Acre Plot
- Completely Private and Tranquil Location
- Property in Need of Updating
- No Onward Chain

Brandy Mount House is a unique period property dating from 1815, tucked away in the heart of Alresford. This intriguing Grade II listed home retains many charming features characteristic of its Georgian heritage.

The delightful gardens have been cherished and nurtured over the years, and are renowned locally as well as further afield. Surrounded by lawns, mature planting and trees, this unique property is a private oasis, ideal for anyone who enjoys country living, with the benefit of being just moments from the shops and facilities in the centre of Alresford.

Approaching the house across the driveway, the front door opens to a spacious entrance hall, with stairs to the first floor, and a door with steps down to a long, dry cellar. The drawing room has sash windows overlooking the magnificent garden, and a fireplace with an open fire. A door links through to the well-proportioned dining room, with another door back onto the entrance hall. In addition, there is a kitchen with a walk-in larder, a utility room, store room, bathroom and sitting room on the ground floor.

Upstairs, there is a large landing, with views of the garden, as well as a cloakroom and airing cupboard. The main bedroom has sash windows, allowing glorious views over the garden. There are two further double bedrooms and a bathroom.





Alresford is a picturesque Georgian market town renowned for its independent shops, charming restaurants, and traditional inns. Located on the edge of the South Downs National Park, it offers abundant opportunities for enjoying the outdoors, including walking and exploring the beautiful surrounding countryside. The town also boasts excellent schools for all age groups and a vibrant community atmosphere. Nearby attractions include the Watercress Line heritage railway. The cathedral city of Winchester is approximately 8 miles away, offering a wider range of amenities and mainline rail services to London Waterloo. Excellent road links provide easy access to the south coast and beyond.

SERVICES

Mains electricity, gas, water and drainage are connected.

COUNCIL TAX INFORMATION

Winchester City Council

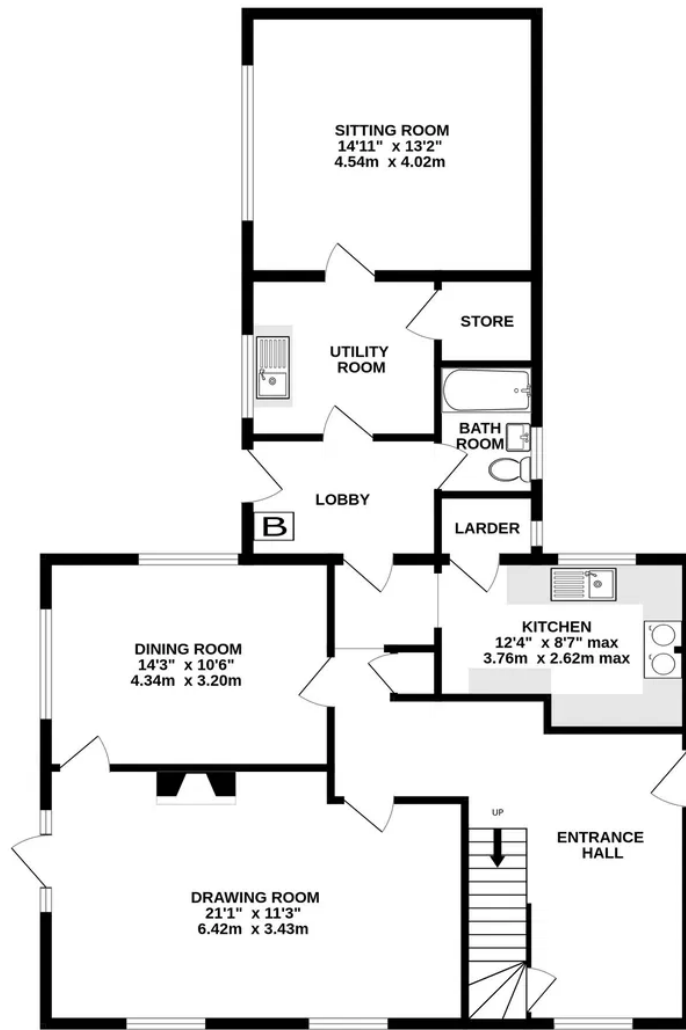
Council Tax Band: G

DIRECTIONS

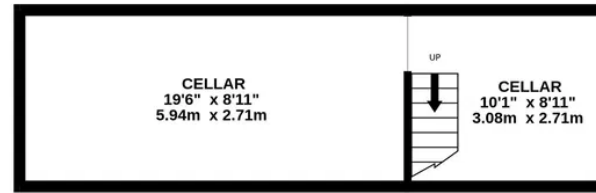
From East Street, in the centre of the town, proceed up Brandy Mount, where Brandy Mount House will be found ahead of you, behind wrought iron gates.







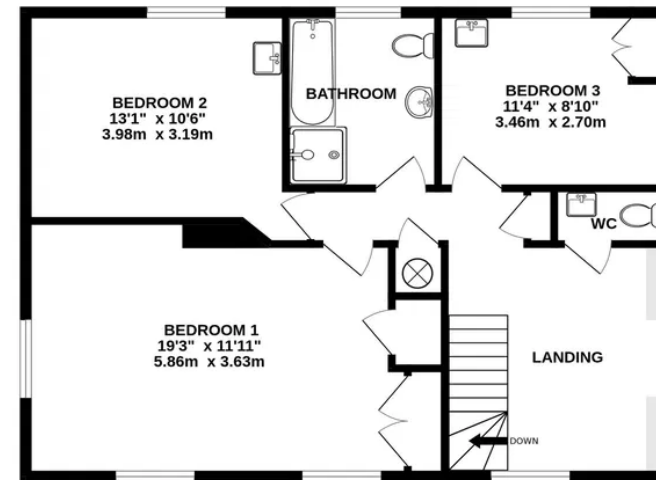
GROUND FLOOR
1147 sq.ft. (106.5 sq.m.) approx.



CELLARS
263 sq.ft. (24.4 sq.m.) approx.



2ND FLOOR
106 sq.ft. (9.8 sq.m.) approx.



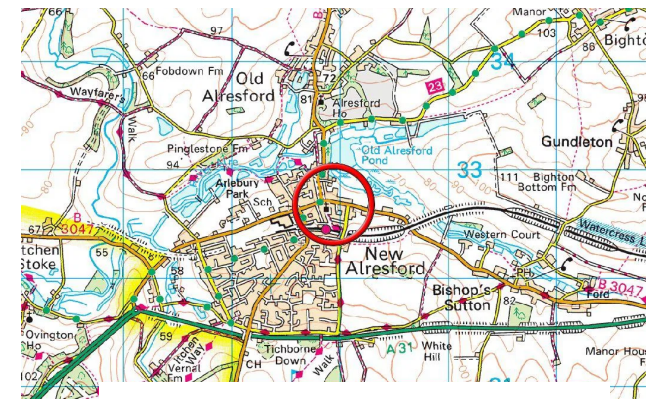
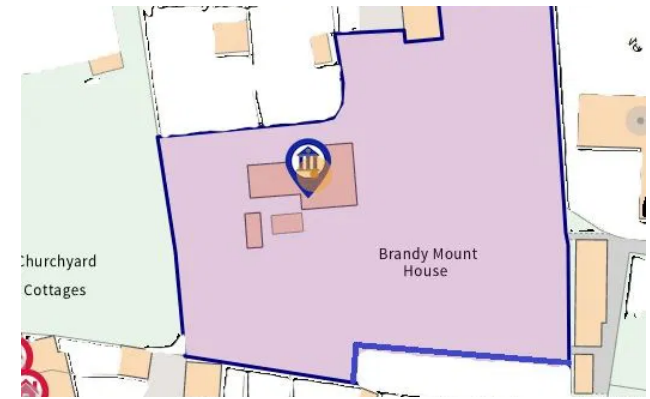
1ST FLOOR
750 sq.ft. (69.7 sq.m.) approx.

TOTAL FLOOR AREA : 2265 sq.ft. (210.5 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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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.