



22 East Street, Alresford

At home in Hampshire  **Hellards**

22 East Street

ALRESFORD, HAMPSHIRE SO24 9EE

Guide Price: £2,000,000

- Exceptional 18th Century Town House
- Beautifully Presented Throughout
- Convenient Town Centre Location
- Elegantly Proportioned Rooms
- Parking, Garaging and Outbuilding
- Secluded South-Facing Garden

A beautifully presented Georgian townhouse with outbuildings and delightful south-facing gardens extending to approximately 0.27 acres. This impressive Grade II listed property occupies a central position within the town and has undergone an extensive refurbishment programme, creating an exceptional home. Believed to date from the late 18th Century, the property retains many period features, including bay windows, many with original casement shutters, fireplaces, and elegant, well-proportioned rooms with high ceilings.

The reception hall/library provides an excellent first impression, featuring exposed wooden floorboards and attractive fitted bookshelves. This light-filled reception space leads through to the principal living areas. To the front of the property, the sitting room offers a comfortable and inviting setting, centred around a fireplace and complemented by exposed wooden flooring.

The elegant kitchen/breakfast room, fitted with a bespoke range of units incorporating cupboards and drawers beneath extensive work surfaces. A substantial central island with breakfast bar forms a striking focal point, while double doors open directly onto the rear terrace and garden. The adjoining dining room also enjoys views over the garden and benefits from double doors leading onto the terrace. The cellar has been converted into an impressive cinema/family room, providing a versatile space for relaxation and entertainment.

The staircase rises to the first-floor landing, where the principal bedroom and adjacent dressing room are located. Bedroom two overlooks the garden, and the third bedroom features an ensuite bathroom. There is a family bathroom off the landing.





Bedrooms four and five as well as a family bathroom are on the second floor. There is a large open-plan area that lends itself well to use as a home office or games room.

Parking and garaging are accessed via carriage doors, which open to a driveway that continues to a parking area adjacent to the detached garage.

Adjoining the rear of the house is a brick and paved terrace, providing an excellent setting for outdoor entertaining within a private walled garden. An opening leads through to the parking area and outbuilding, which has two separate entrances. One provides access to the former forge, with a mezzanine level above, while the second leads to a studio room that connects to the mezzanine area. Beyond the forge a gate leads to a large lawned garden, which enjoys a high degree of privacy, being partially walled. The extensive south-facing lawn offers ample space for recreation and relaxation.

22 East Street is located in the centre of Alresford. Amenities include a range of shops, public houses and restaurants. The area is renowned for its beautiful countryside with superb rural walks in the area including along the river and into the Itchen Valley. The Cathedral city of Winchester lies approximately 7.5 miles to the west with a wider range of facilities.

There are excellent communications by both road and rail with mainline railway stations at Alton, Winchester and the M3 (Junction 9) being within easy access. Southampton Airport is approximately 10 miles to the south. The prep schools of Twyford and Prince's Mead are within easy reach, as is Pilgrims in Winchester, St Swithun's School, Winchester College and Peter Symonds Sixth Form College. Perins Secondary School has a good reputation.



SERVICES

We understand that mains gas, electricity, water and drainage are connected. Gas fired central heating.

LOCAL AUTHORITY INFORMATION

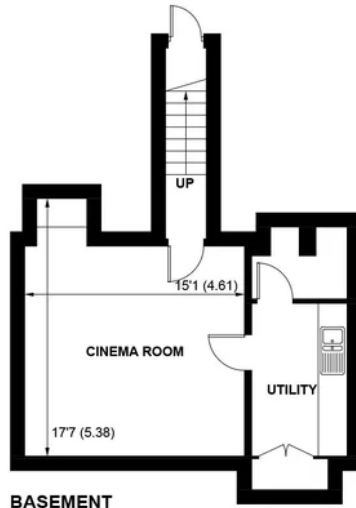
Winchester City Council
Council Tax Band: G

DIRECTIONS

22 East Street is located in the heart of the town. We recommend parking in nearby Broad Street and walking to the house.

What3words: ///surround.consults.package

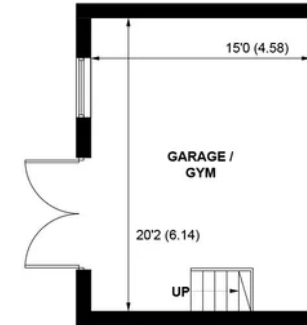




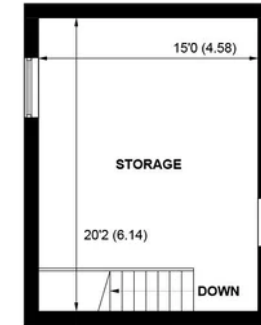
BASEMENT



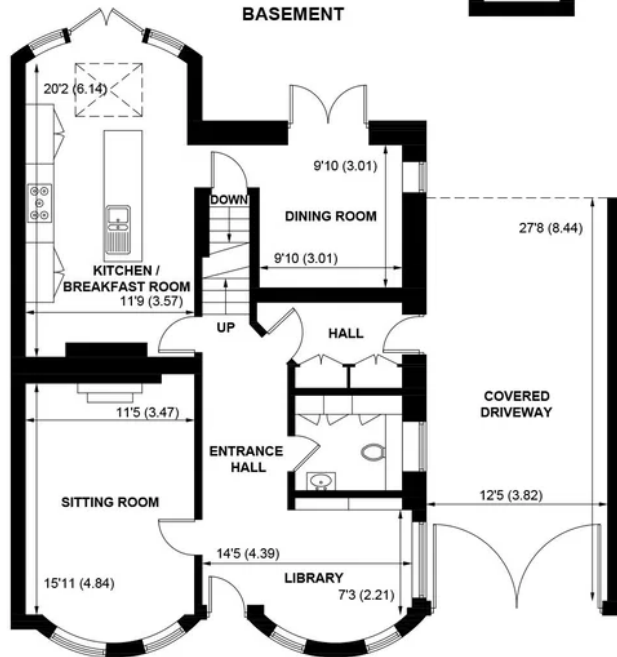
SECOND FLOOR



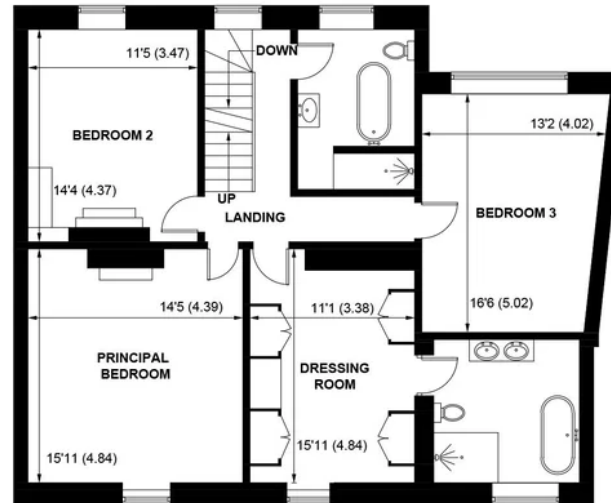
**OUTBUILDING
GROUND FLOOR**
(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)



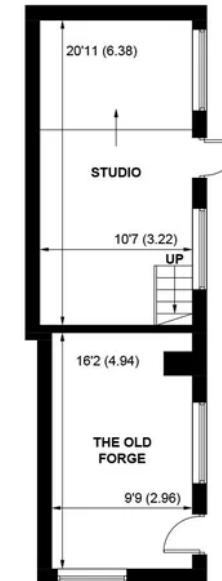
**OUTBUILDING
FIRST FLOOR**



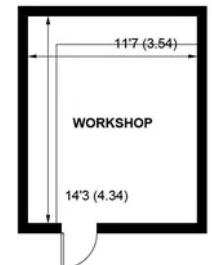
GROUND FLOOR



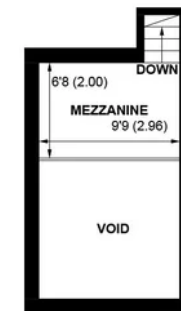
FIRST FLOOR



**OUTBUILDING
GROUND FLOOR**



OUTBUILDING
(Not Shown In Actual
Location / Orientation)



**OUTBUILDING
MEZZANINE**

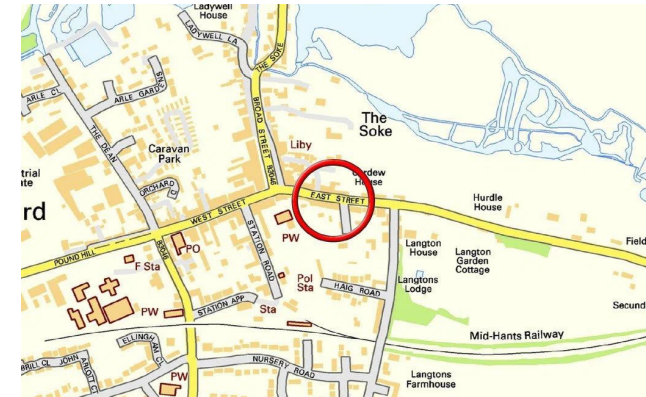
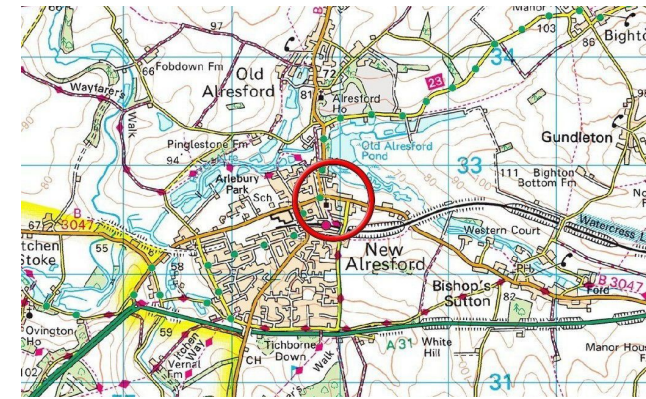
APPROXIMATE GROSS INTERNAL AREA = 3186 SQ FT / 296 SQ M

OUTBUILDINGS = 1216 SQ FT / 113 SQ M

TOTAL = 4402 SQ FT / 409 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2026 ©

Produced for Hellards



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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.