



Well Cottage, 26 East Street, Alresford

At home in Hampshire  **Hellards**

Well Cottage, 26 East Street

ALRESFORD, HAMPSHIRE SO24 9EE

Guide Price: £895,000

- Grade II Listed Georgian Townhouse
- Substantially Extended to the Rear
- Garage and Parking Space
- Secluded Southerly-Facing Garden
- Four Bedrooms/Three Reception Rooms
- Large Kitchen/Breakfast Room
- Cellar Storage

A four bedroom Grade II listed Georgian townhouse, conveniently located in the centre of the town. Well Cottage is beautifully presented, and includes a secluded southerly-facing garden with a garage and parking space. The ground floor accommodation includes an open-plan kitchen/breakfast/dining room, a comfortable sitting room, a front snug room and cellar. Upstairs, on the first floor, there are two double bedrooms, an en-suite and separate shower room, and there are two further bedrooms and a cloakroom on the top floor.

The front door opens into a lobby and on into a cosy snug, which has shutters to the windows and a log burner. The comfortable sitting room also has a log burner. The kitchen/breakfast room has a range of fitted floor and wall units and worktops. Some steps lead up to the light and airy dining area, which has a rooflight window and door to the garden. A door under the stairs leads down to the cellar.

Stairs from the sitting room lead up to the landing. The main bedroom overlooks the garden, and has its own en-suite bathroom. The second double bedroom is at the front of the property. A passage off the landing leads to a shower room and airing cupboard. A staircase from the landing leads to the top floor, where there are two further bedrooms, one of which has an en-suite cloakroom.

The attractive walled south-facing garden has been designed and landscaped to be low-maintenance, giving it a feeling of seclusion and privacy. The garage and parking space are located in nearby Brandy Mount which is 50 metres from the front door. The garage has overhead storage, with an up-and-over door.





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 and Alton. Southampton airport is only about half an hour away by car.

SERVICES

We understand that mains water, gas, electricity and drainage are connected.

LOCAL AUTHORITY INFORMATION

Winchester City Council
Council Tax Band: F

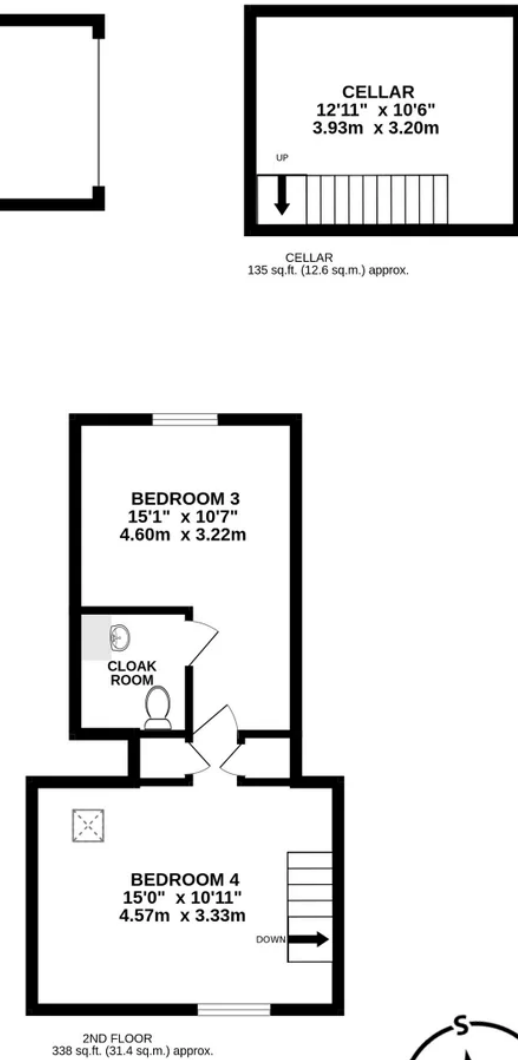
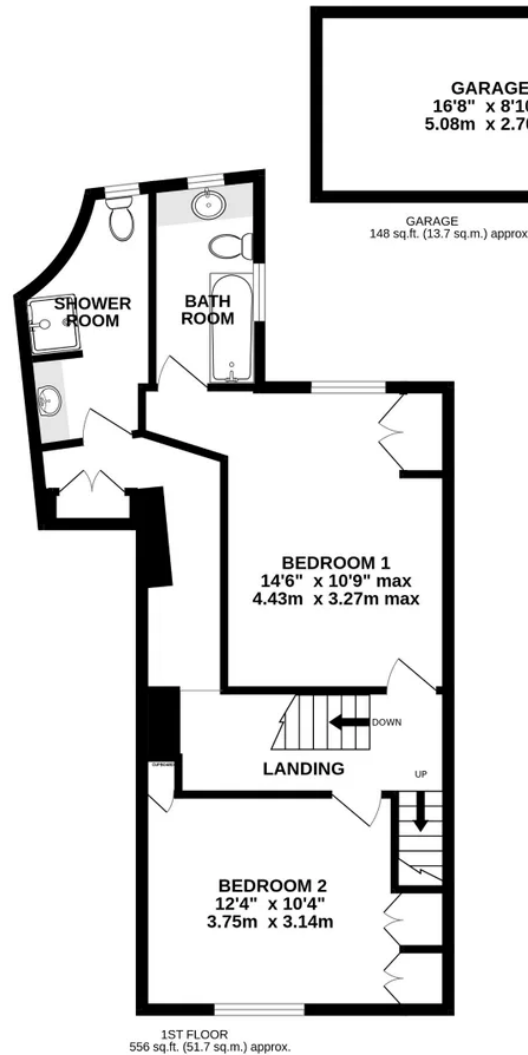
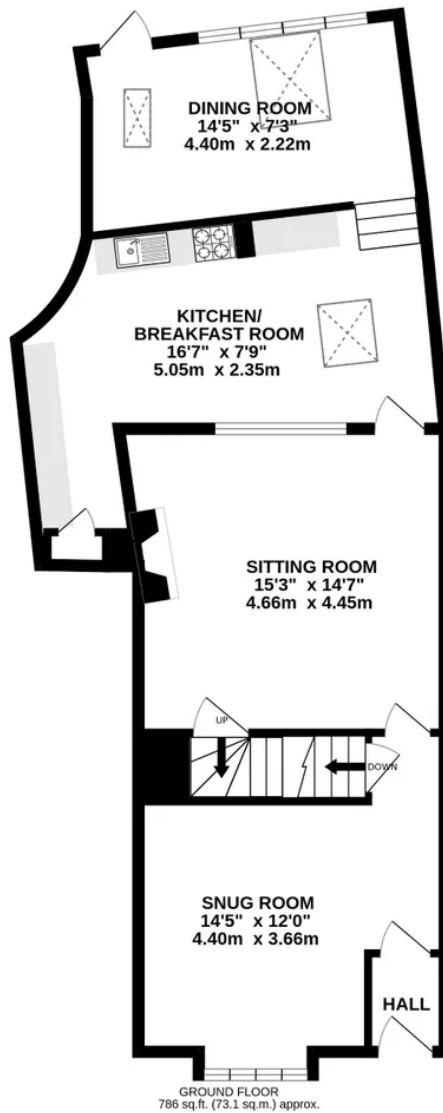
DIRECTIONS

Well Cottage, 26 East Street is located in the heart of the town. We recommend parking in nearby Broad Street and walking to the house.

What3words: [///sums.swoop.league](https://www.what3words.com/sums.swoop.league)



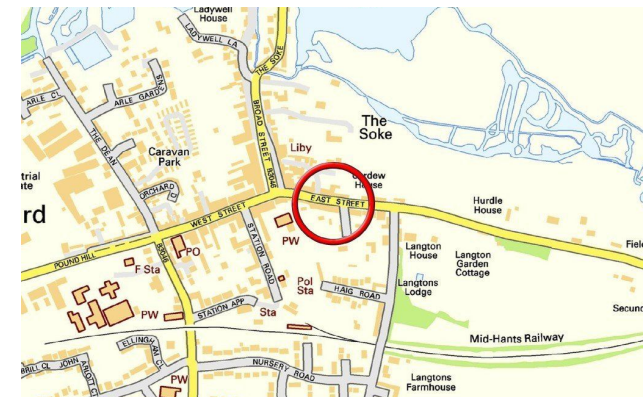
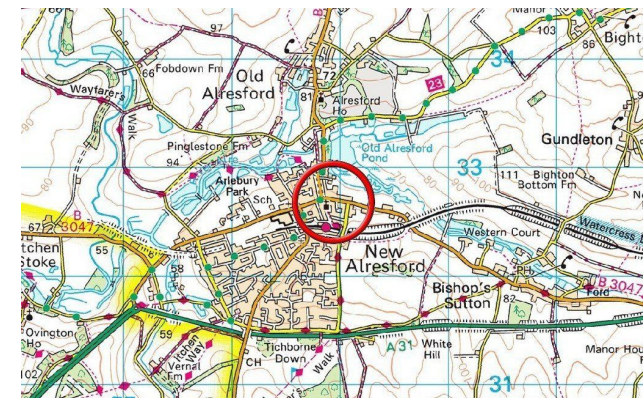




TOTAL FLOOR AREA : 1963 sq.ft. (182.4 sq.m.) approx.

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.