



Arlebury Park House, The Avenue, Alresford

At home in Hampshire


Hellards

8 Arlebury Park House, The Avenue

ALRESFORD, HAMPSHIRE SO24 9ER

Guide Price: £695,000

- Sizeable First Floor Apartment with impressive drawing/dining room
- Stunning Countryside Views overlooking gardens
- Beautiful Landscaped Communal Gardens
- Garage and Two Parking Spaces
- Lift to all Floors
- Share of Freehold
- No Onward Chain
- Converted Grand Country House
- Level walk to the town
- Total Floor Area 1746 sq.ft

A spacious apartment on the first floor of a majestic country house, within 10 minutes walking distance of the centre of Alresford. Arlebury Park House has been divided up into twelve individual apartments, which retain the elegant proportions and feel of the original house with tall ceilings, sash windows and generous room sizes. The property occupies a commanding position, with beautiful views across the Arle Valley. It is surrounded by landscaped communal gardens and about five acres of parkland. Included in the sale are a garage and two allocated parking spaces. The property is being sold with a share of the freehold of the house and grounds, and with the benefit of having no onward chain.

The main front door to the building opens to an entrance hall, from where stairs and a lift allow access to the first floor. Apartment 8 will be found at the top of the stairs on the left, with the front door opening to an entrance lobby. On the right is the impressive drawing room, which overlooks the communal gardens and with stunning countryside views beyond. This spacious room is used as a sitting room and dining room, and has a coal-effect fireplace in a marble surround and slate hearth. A door opens to a second bedroom, which is currently used as a study. It features built in cupboards with drop down beds as well as a fireplace in an ornate surround and slate hearth.





The principal bedroom enjoys views of the grounds and countryside beyond, and includes a sizeable dressing room with built-in wardrobes, and an en-suite bathroom. There is a further shower room off the entrance lobby. The kitchen/breakfast room has been tastefully upgraded with an inset sink, integrated double oven, induction hob and extractor hood over, and with space for dishwasher/washing machine.

The beautifully maintained gardens and surrounding parkland wrap around the house and may be enjoyed by all residents. There are two dedicated parking spaces in front of the house, a garage in a block nearby, and additional visitors' parking.

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. 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

Mains gas, electricity and water are connected. Shared private drainage system.

LOCAL AUTHORITY INFORMATION

Winchester City Council Council Tax Band: G

LEASE INFORMATION

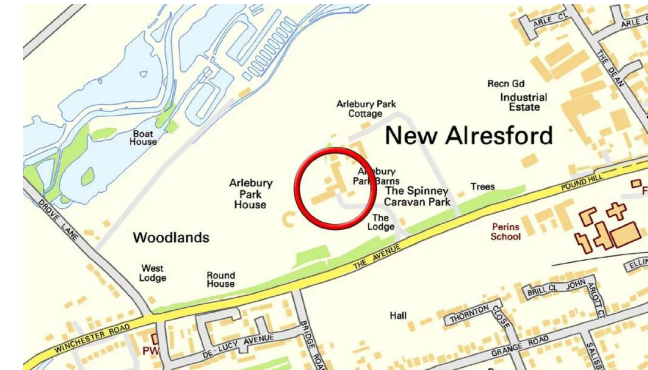
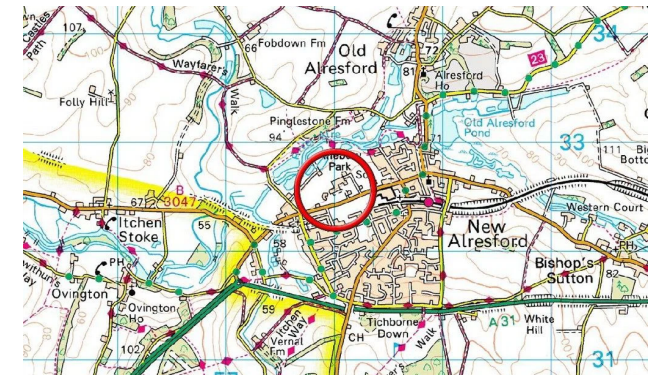
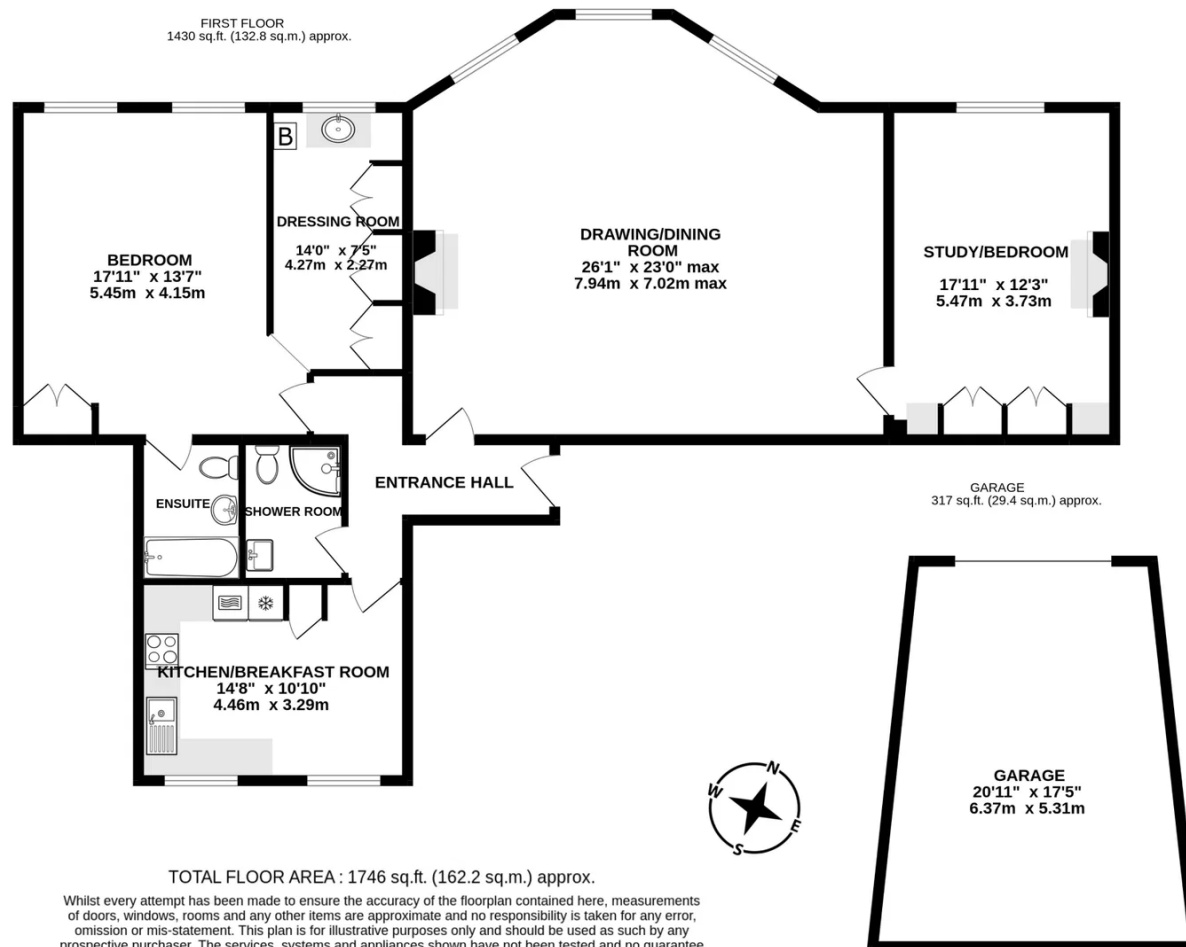
Term: 999 years from 1996 Service charge: To be confirmed. Ground rent: Nil

DIRECTIONS

From the centre of Alresford proceed down West Street and then continue ahead going up Pound Hill (in the direction of Winchester). Go past the Arlebury Park recreation ground on the right and take the second driveway on the right hand side going through the gates to Arlebury Park House. Follow the drive as it bears to the left. Once you are facing the house turn left to find the visitors' parking at the end before the garages.

What3Words:///themes.escalates.whirlwind





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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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.