



Torf House, New Farm Road, Alresford

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# Torf House, New Farm Road

ALRESFORD, HAMPSHIRE SO24 9QP

## Guide Price: £850,000

- Detached House built in 1928
- Extended on Ground and First Floors
- Planning Permission to Extend Further
- Plenty of Versatile Accommodation
- Four Bedrooms and Two Bathrooms
- Attractive Lawned Front and Rear Gardens
- Good Plot with Excellent Parking

This attractive four-bedroom detached house, built in 1928, offers versatile family accommodation in a desirable location on the western edge of Alresford, with the town centre just a 15-minute walk away.

Extended on both the ground and first floors, this property provides ample living space. Planning consent has also been granted for further expansion (reference 25/02570/HOU with Winchester City Council), allowing for the creation of a substantial five-bedroom, four-bathroom home with an open-plan kitchen/dining/family room, utility room, snug and playroom.

The inviting entrance lobby, leads into the main entrance hall. To the right, the spacious sitting room is a bright and welcoming area, featuring a cosy wood-burning stove within a fireplace, built-in display cabinets, and French doors that open directly to the garden.

The extended family room also benefits from garden access and connects via double doors to the play room. The kitchen/breakfast room is well-appointed and spacious with wood-effect units, worktops, and tiling. Adjacent, the spacious utility room offers additional storage, a worktop, sink, appliance spaces, a wall-mounted boiler and a door to the garden.

Upstairs, the main bedroom benefits from a good sized en-suite shower room including fitted wardrobes. The second bedroom has built-in wardrobes and double aspect windows. The third bedroom offers built-in wardrobes and a charming cast-iron fireplace.





A fourth bedroom is also located on this floor. Completing the first floor is a family bathroom with a white suite and a dedicated study at the front.

Externally, a five-bar gate opens to a gravelled driveway and a carport on the left-hand side, providing excellent parking. The front garden features a neat lawn and a paved path leading to the front door. Gates on both sides of the house provide access to the attractive rear garden. Steps lead up to a lawn and the garden has been thoughtfully landscaped with a paved terrace, raised beds and an apple tree. This is complemented by outside power sockets and lighting, creating an ideal space for outdoor relaxation and entertaining.

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**

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

#### **LOCAL AUTHORITY INFORMATION**

Winchester City Council  
Council Tax Band: E

#### **DIRECTIONS**

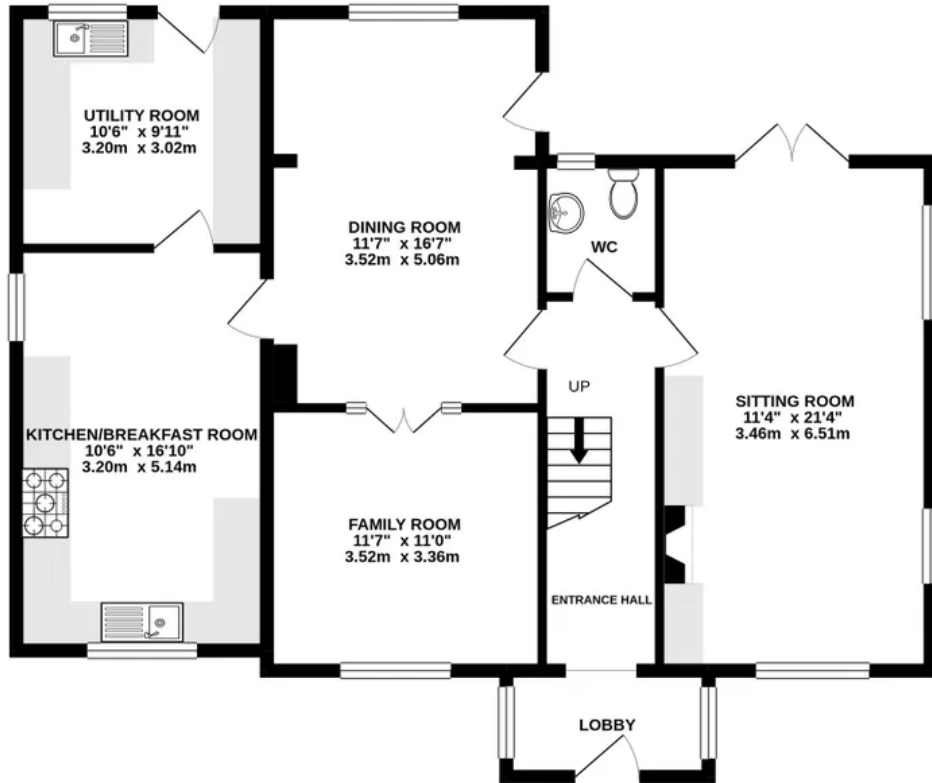
From the centre of Alresford, proceed down West Street to the bottom of the hill and continue ahead going up into Pound Hill, which then becomes The Avenue. Take the second turning on the left into New Farm Road, going over the old railway bridge. Torf House will be found on the left hand side, shortly before the turning for Perins Close.

**What3words: ///bunks.sporting.introduce**

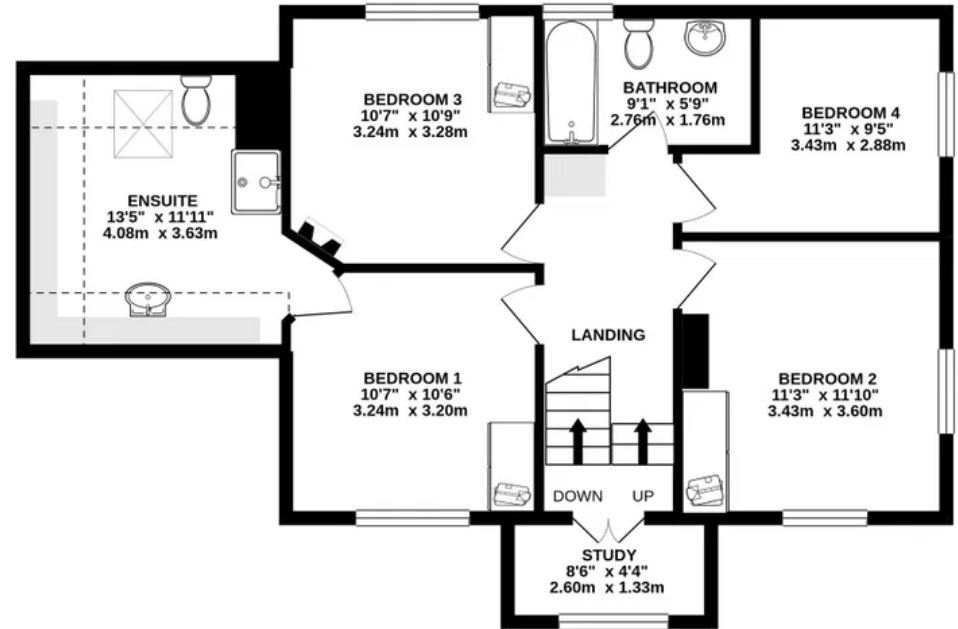




**GROUND FLOOR**  
978 sq.ft. (90.9 sq.m.) approx.



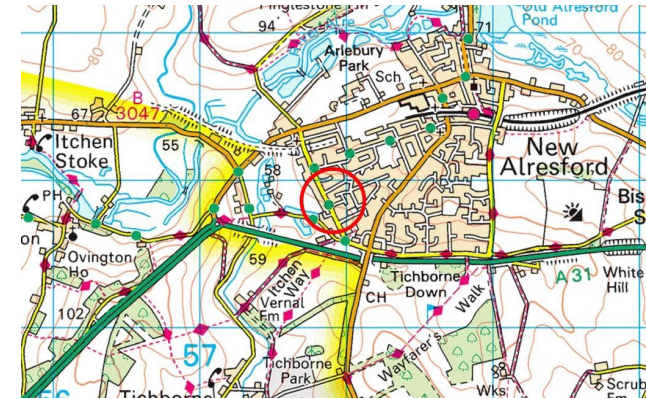
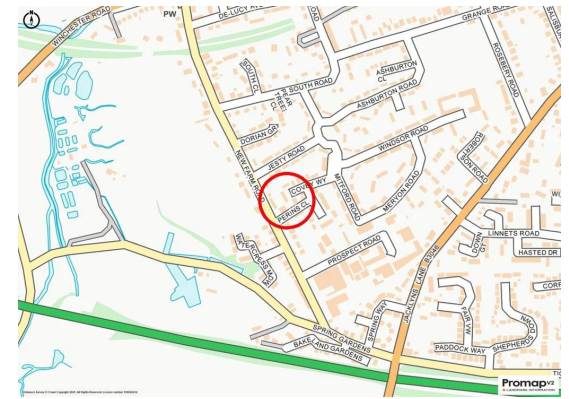
**1ST FLOOR**  
745 sq.ft. (69.2 sq.m.) approx.



**TOTAL FLOOR AREA : 1723 sq.ft. (160.1 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	72
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.