



South Road, Alresford

At home in Hampshire


Hellards

Dormers, South Road

ALRESFORD S024 9HR

£525,000 Price Guide

- Extended Three Bedroom Family Home
- 28' Sitting/Dining Room with Bifold Doors to Garden
- Playroom/Study
- South Facing Garden
- Garage, Store & Driveway Parking
- Convenient Location Close to Schools & Amenities
- EV Charger

Thoughtfully extended by the current owners and making the most of its Southerly aspect, a spacious and light family home set in a position close to schools and within walking distance of the town centre. This property benefits from a beautiful rear extension, with bifold doors to the sunny garden and skylights flooding the room with light. A further reception room has also been added - ideal for use as a playroom or study. The generous living area also has a fireplace with a wood burning stove, and is fitted with hard flooring throughout.

The kitchen/breakfast room is also of a good size and has an array of eye level and base units with space for a range cooker, dishwasher and washing machine. Off the entrance hall is a downstairs cloakroom.

Upstairs, there are two double bedrooms and a large single bedroom as well as a family bathroom with shower over the bath.





Outside the bifold doors open onto a raised decked area set in the dappled shade of the trees, and the garden is mainly laid to lawn with a further patio area.

To the front, a lawned front garden with driveway parking for several cars as well as the garage.

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 electricity, water and drainage. Gas fired central heating.

LOCAL AUTHORITY

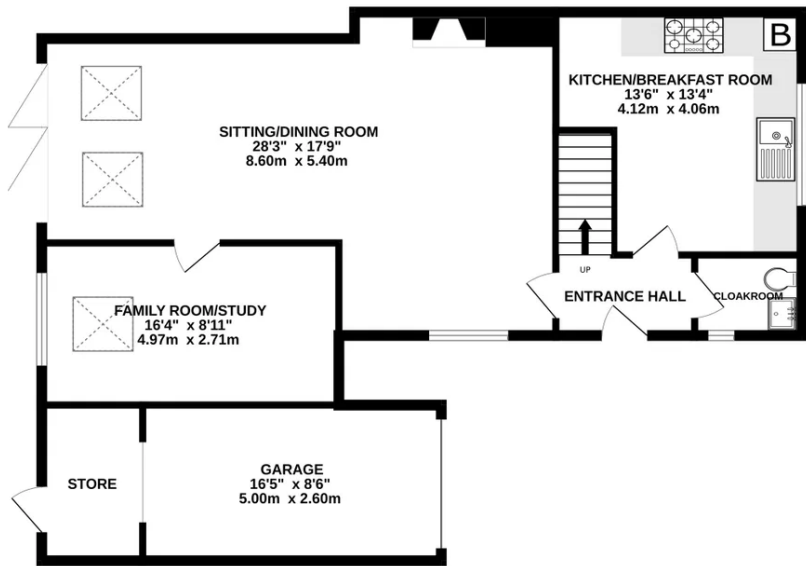
Winchester City Council
Council Tax Band D

DIRECTIONS

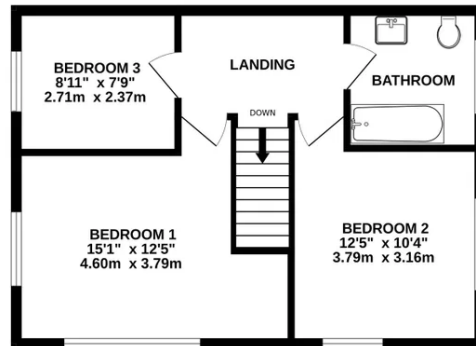
From Broad Street, turn right into West Street and after a mile turn left onto New Farm Road. After 200 meters, turn left into South Road and the house is on your right.

What3words: ///mulls.clenching.juniors

GROUND FLOOR
951 sq.ft. (88.4 sq.m.) approx.

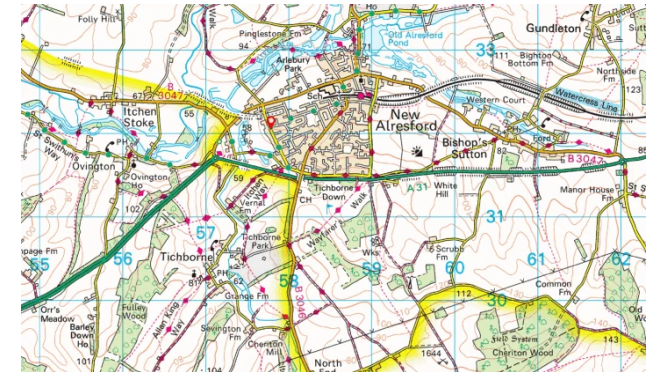
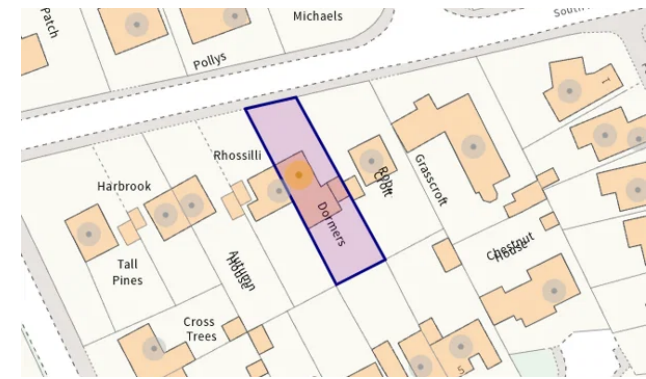


1ST FLOOR
465 sq.ft. (43.2 sq.m.) approx.



TOTAL FLOOR AREA : 1416 sq.ft. (131.5 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	72	
(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.