

The Dean
Alresford, Hampshire, SO24

Carter Jonas

The Dean, Alresford, Hampshire, SO24

An exceptional Grade II listed cottage of considerable character, discreetly positioned in the heart of Alresford

• Grade II listed cottage in the heart of Alresford's Conservation Area • Moments from the River Arle and picturesque walks • Abundant period character and original features • Three bedrooms and two elegant reception rooms • Well-appointed kitchen/ breakfast room • Delightful south-west facing landscaped garden



Description

Believed to date from the mid-17th century, this delightful Grade II listed cottage is among Alresford's oldest surviving homes, offering an abundance of period character and historic charm. Original features include exposed oak beams, fireplaces, wide floorboards and a cellar, all contributing to the property's timeless appeal.

A pathway from The Dean leads to a welcoming entrance hall, from which the principal reception rooms are arranged. The charming sitting room features a beamed ceiling and attractive fireplace with a coal-effect stove, while the dining room provides an excellent space for entertaining, complete with a wood-burning stove, library alcove and access to the cellar below.

To the rear, the well-appointed kitchen/breakfast room is fitted with a range of cabinetry, integrated appliances, generous work surfaces and a larder cupboard, together with space for informal dining. A rear lobby with a cloakroom/shower room provides access to the garden.

The first floor comprises two double bedrooms overlooking The Dean, both benefitting from fitted wardrobes, together with a versatile third bedroom/study and a family bathroom.

Outside

A gated side passage leads to the rear garden, featuring a terrace, lawn and established planting. Stepping stones lead to a charming summer house/studio, ideal as a home office or peaceful garden retreat.

Location

Alresford is widely regarded as one of Hampshire's most attractive Georgian market towns, celebrated for its vibrant selection of independent shops, restaurants, cafés and traditional inns. Positioned on the edge of the South Downs National Park, the town offers an outstanding combination of countryside living and modern convenience. Local attractions include the historic Watercress Line steam railway, whilst excellent schooling is available for all age groups. The cathedral city of Winchester lies approximately eight miles away and provides an extensive range of cultural, educational and leisure amenities. Communications are excellent, with convenient road links to London, the south coast and the Midlands, alongside mainline rail services from both Winchester and Alton. Southampton Airport is approximately 17.5 miles away.

Additional Information

Tenure: Freehold
Services: Mains electricity, gas, water and drainage. Gas central heating.
Broadband: Fibre to the Cabinet (FTTC). For internet and mobile services check Ofcom's website.
Local Authority: Winchester City Council
Council Tax: Band E
What3words: bliss.umbrella.intruded
Viewings: Strictly by appointment with Carter Jonas, 01962 842 742



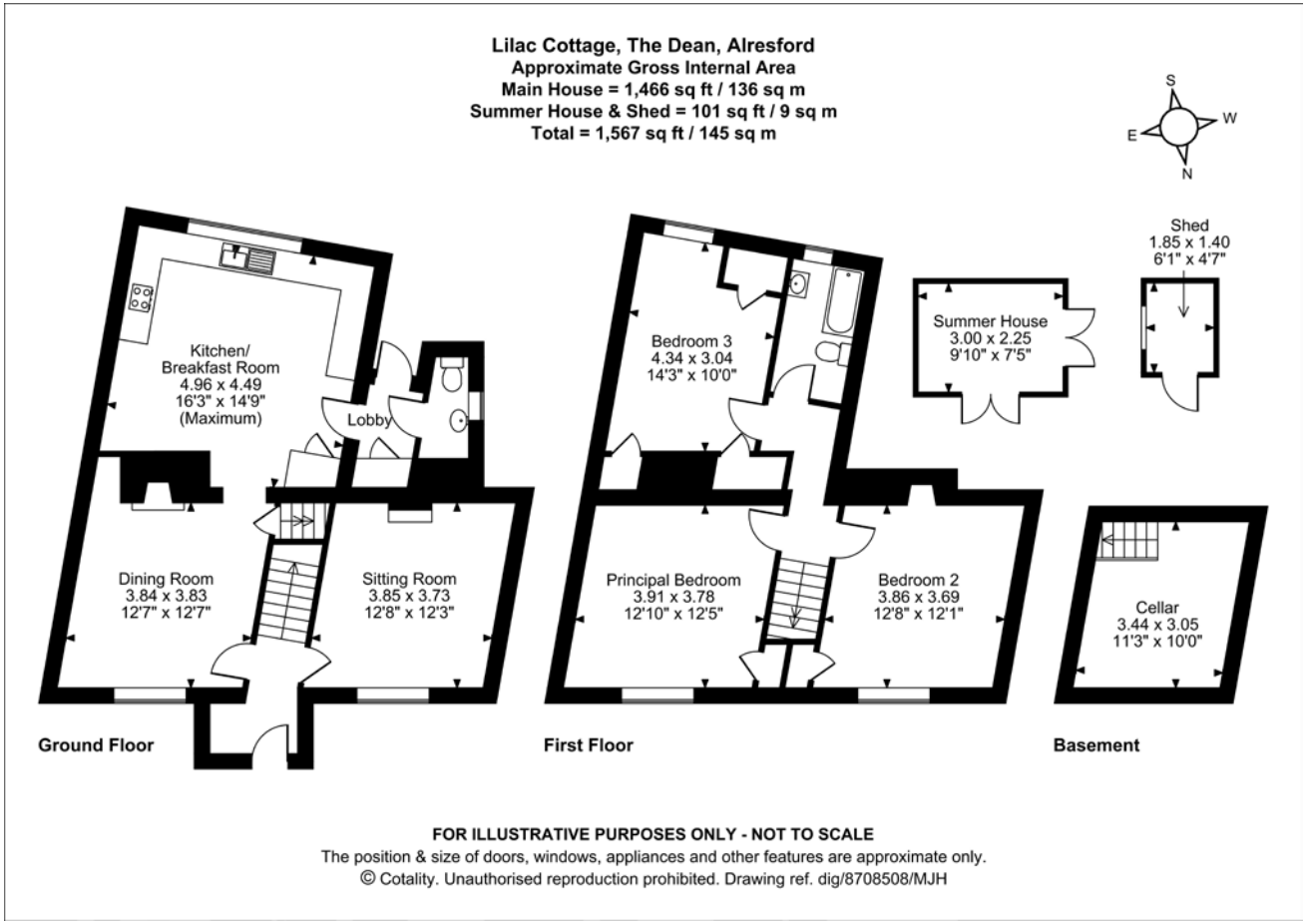


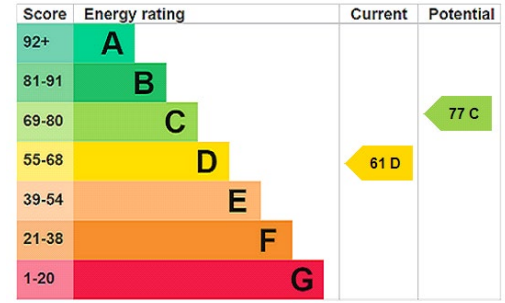












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