

Ladywell Lane, Alresford Hampshire, SO24 9DF 51°05'35"N, 001°09'45"W what3words//reporter.sprinkle.undercuts

COUNTRY
HOUSE



# **ABOUT THIS HOUSE**



adywell House is, without a doubt, one of the best houses in the town and one of the best four-bedroom homes across a wider area. It is rare to find a home within walking distance of the Alresford shops that has such privacy,

peace, tranquillity and space (both inside and across the garden and grounds that extend to over an acre). Although only built in the 1960s and not listed, it has a more period feel and layout with high ceilings and plenty of natural light flooding through the sash windows, some of which are floor-to-ceiling.



## **ABOUT THIS HOUSE**



he property is situated off a quiet and narrow no-through lane which adds to the peace and privacy. There is plenty of parking on the gravelled driveway and in addition to the detached double garage (with mezzanine storage above) there is a log store, mower shed and the most delightful artist's studio or summer house (which is also cosy and warm in the winter). There is also a second access onto the property further down the lane. Of note, at the bottom of the garden and beyond the orchard is a chalk steam that flows into the River Alre, which in turn flows into the River Itchen just to the west of Alresford. Ladywell House really does offer the most wonderful lifestyle for a family, both for children and for entertaining, by combining "rural" with "town".

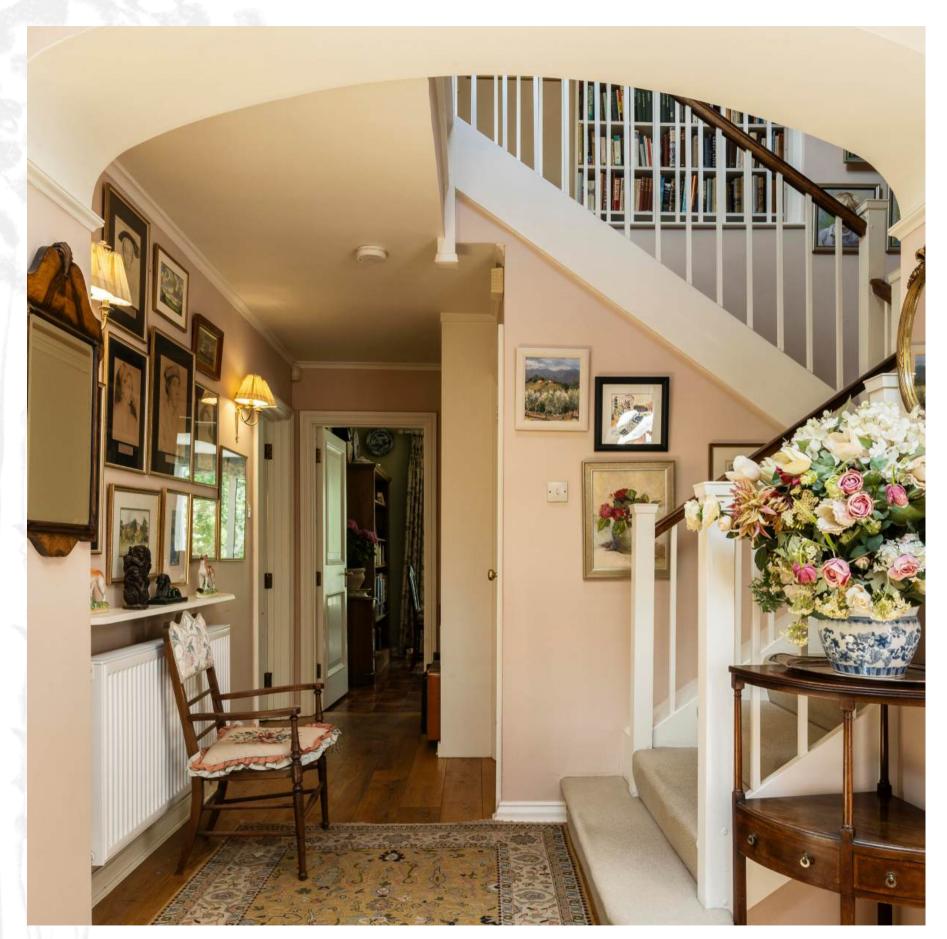
















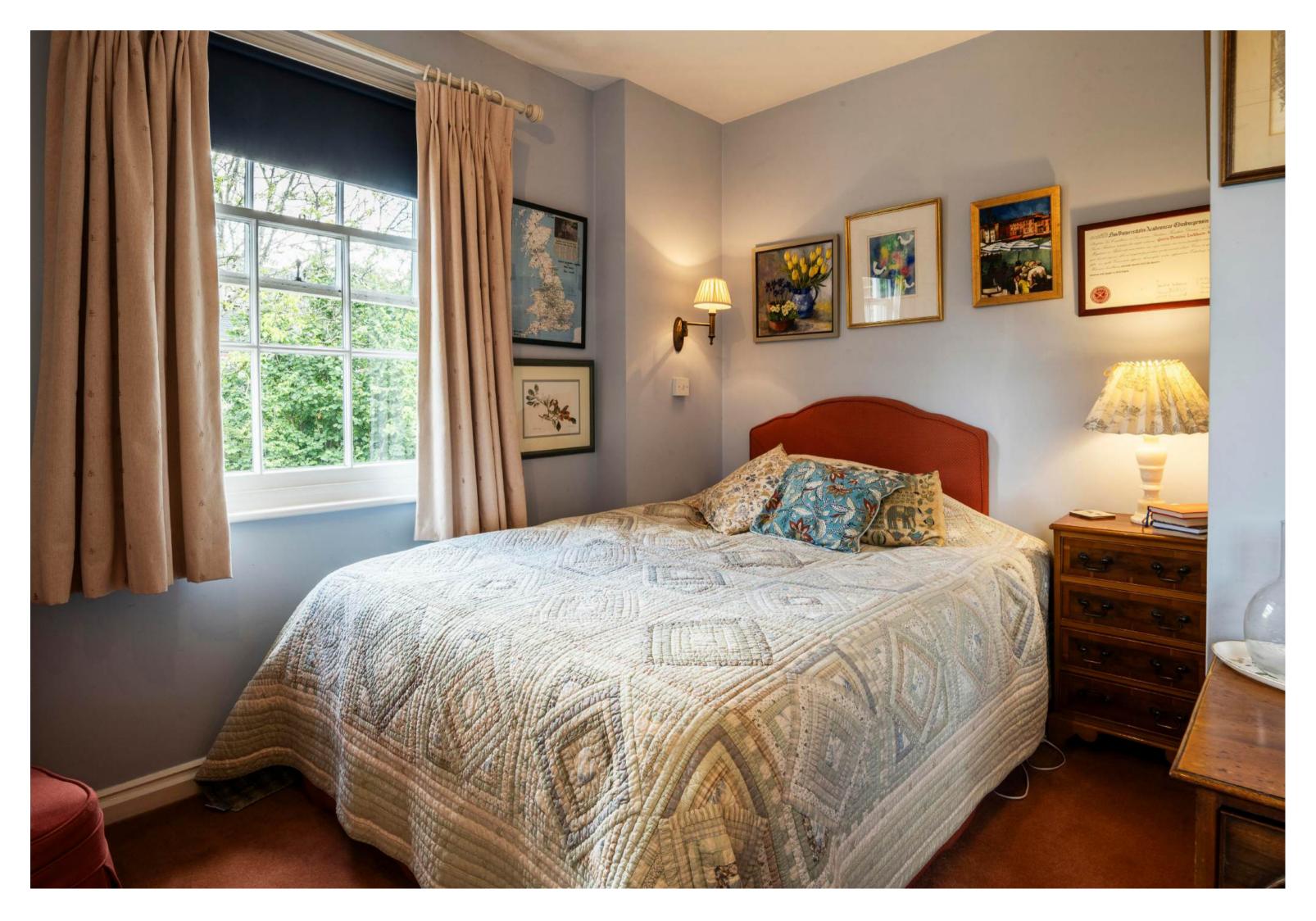


# THE FINER DETAILS

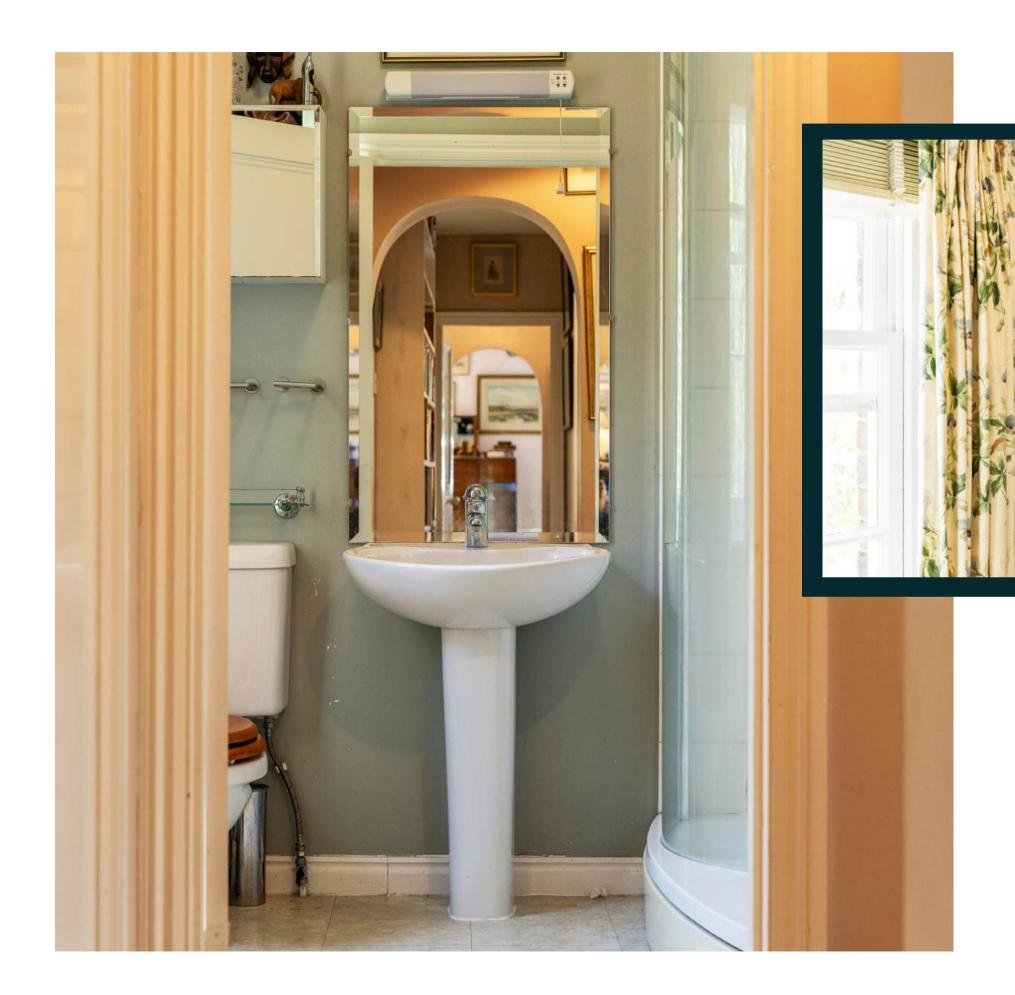


Bedrooms 4
Reception rooms 3
Bath/Shower rooms2
Garaging
Size of Plot (Acres) 1.15
Summer house/ studio
Outbuildings
Chalk stream





# THE FINER DETAILS



**SERVICES**Mains water, electricity, drainage Gas fired central heating

### EPC

Band D

### COUNCIL TAX Band G

### LOCAL AUTHORITY

Winchester District Council



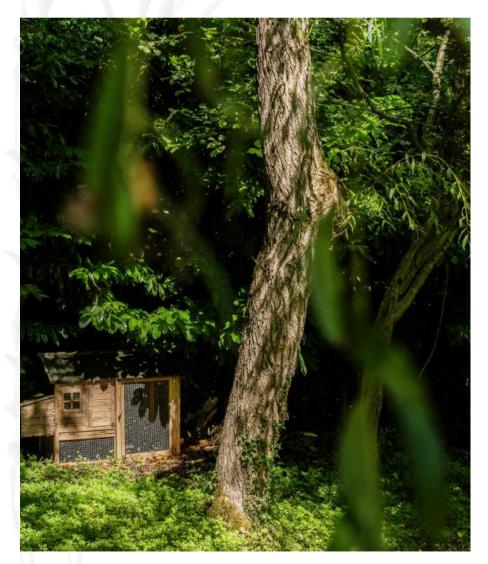














#### **ABOUT THIS AREA**

weekly country market, deli, greengrocer, fishmonger, butcher, Co-op, Tesco, dentist, doctor and optician. There are numerous dining options and a range of independent shops including a hardware store, interior design, gift and fashion shops. Protected within both the New Alresford Conservation Area and The South Downs National Park, the source of the River Itchen is close by. There are many picturesque walks nearby including the Pilgrims Way (120 miles from Winchester to Canterbury Cathedrals), St Swithun's Way (35 miles from Winchester to Farnham) and the Itchen Way. Alresford is situated on the long-distance cycle routes of The South Downs Way (100 miles from Winchester to Eastbourne) and King Alfred's Way (220 miles from Winchester to Oxford, on to Salisbury and back). Nearby are Alresford Golf Club and Avington Park Golf Course. Within Alresford, Arlebury Park offers a variety of sports facilities including football pitches and tennis courts. The Watercress Steam Engine Line runs between Alresford and Alton.

lresford is a thriving market town with a

The property is within an easy drive of many excellent schools including Sun Hill Infant School, Perins Secondary School (both rated Good by Ofsted), Alton College and Alton School, Peter Symonds College, Twyford Prep School, Winchester College, St Swithun's, Pilgrims, Bedales and Lord Wandsworth College.

#### **TOWNS & TRAIN STATIONS**

Winchester Station 9 miles (London Waterloo from 1 hour) Micheldever station 10 miles (London Waterloo from 63 minutes) Alton station 13 miles (London Waterloo from 65 minutes) Southampton Airport 18 miles

#### LOCAL

Pulpo Negro, Alresford The Town House, Alresford La Piccola, Alresford







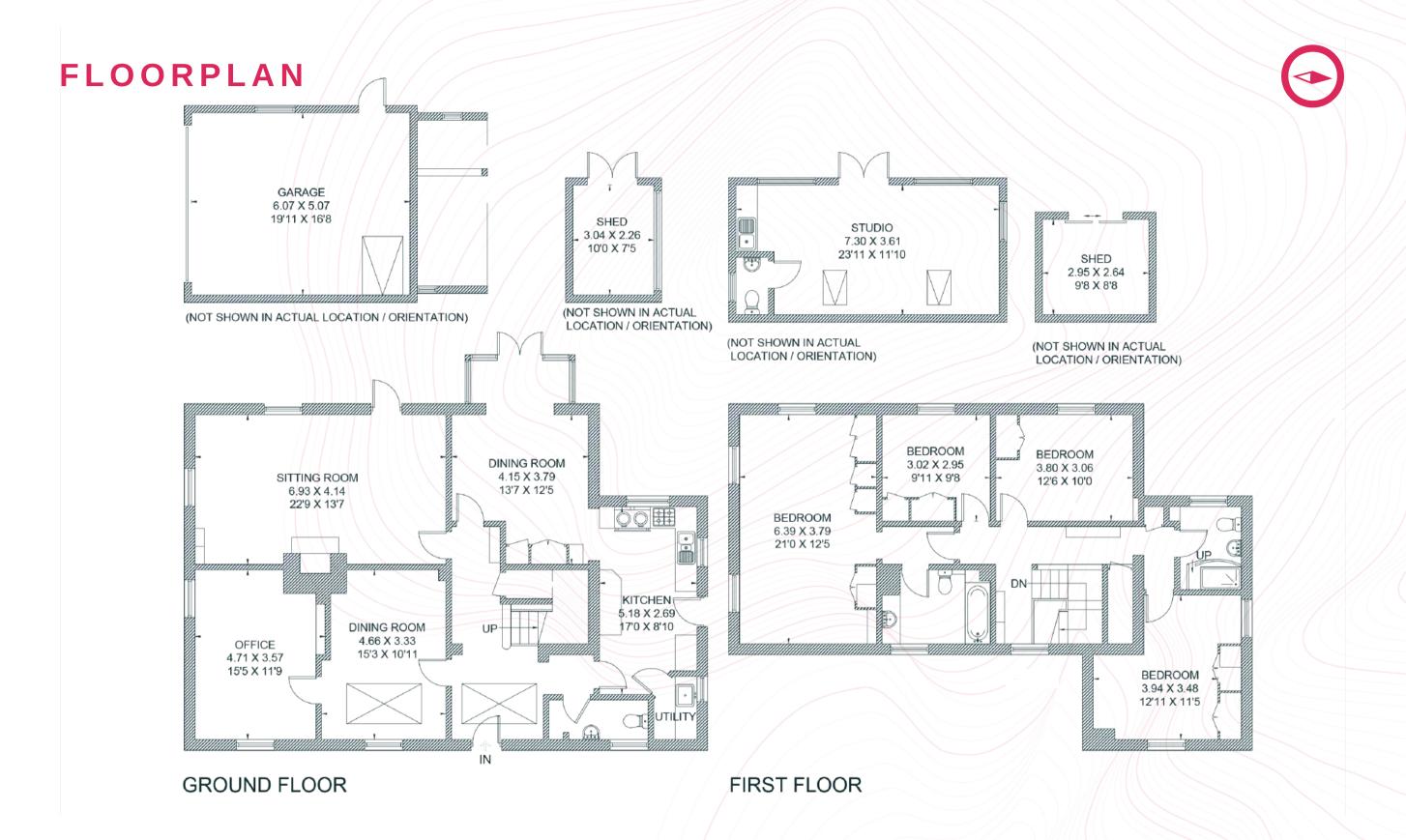












 $\textbf{Total - 270.1 sq m / 2,906 sq ft}\\ \textbf{House - 213.3 sq m / 2,295 sq ft } \ \textbf{Outbuilding - } 56.8 \ sq \ m \ / \ 611 \ sqf \ ft$ 

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# AREA GUIDE

# Hampshire

he perfect blend of city, coast and country, blessed with the natural beauty of two National Parks and thriving culture, with history and heritage at its heart. Discover exciting events throughout the year from arts, culture, festivals, music, sports and much more. In Hampshire, you'll find a whole host of award-winning hotels, pubs and world-class restaurants as well as some of the country's most beautiful properties that this country has to offer. The county spans the Solent, and includes the beautiful New Forest. Stunning countryside meets the sea with a host of places to visit, like the historic cities Winchester & Portsmouth. It's the largest county in the South East.



This wonderful runs from Salisbury to Winchester, and takes its name from Clarendon Park on the eastern edge of Salisbury.

EATING OUT Lainston House Hotel, Winchester

Escape to the quiet and picturesque corner of Hampshire just north of Winchester with gorgeous gardens and the fabulous Wellhouse restaurant.

**EVENT** The Grange Festival

The Grange Festival is an arts charity which presents an exceptionally dynamic programme of opera, dance, and concerts each summer. Held in one of the most celebrated neo-classical mansions in Britain, the Festival offers an awe-inspiring experience of beauty, connection and artistic excellence.

DAY OUT Marwell Zoo

With plenty of outdoor space, and a whole host of animals and activities, Marwell Zoo is a great family day out in Hampshire





