

# Hellards



*At home in Alresford*

# The Old Post House, 23 Broad Street

ALRESFORD, HAMPSHIRE, SO24 9AR

**£4,950 pcm**

- Grade II Listed Town House
- Large Walled Garden
- Private Off-Road Parking
- Five Double Bedrooms
- Four Bathrooms
- Garden Room and Cellar

A rare opportunity to rent one of the finest homes in the historic town of Alresford, with history dating back as far as the 17th century. Located in Broad Street, this beautiful grade II listed Town House includes five bedrooms, four bathrooms and three reception rooms.

The ground floor consists of a large kitchen diner, reception room, a further dining room and a beautiful sun room that leads out to the garden. On the first floor there are three very large bedrooms, one of which has an en-suite bathroom and a further two full bathrooms. Taking the wide and impressive stairs up to the second floor will lead you to the final two double bedrooms and another family bathroom.

The walled garden to the rear has a large patio area perfect for entertaining, this is accessed from the central corridor, sun room and kitchen. At the rear of the garden there is a very good size, barn style garage/work shop and off road parking for at least two cars.

The property has maintained much of the original character





and charm, such as the large cellar accessed through the hallway which predates the house itself, while benefitting from modern fixtures and fittings making it a perfect mix of period and contemporary living.

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.

#### **KITCHEN/DINER**

14' 11" x 30' 2" (4.56m x 9.22m)

#### **LIVING ROOM**

15' 10" x 14' 7" (4.83m x 4.46m)

#### **DINING ROOM**

15' 10" x 15' 7" (4.83m x 4.76m)

#### **GARDEN ROOM**

12' 11" x 12' 8" (3.94m x 3.88m)

#### **BEDROOM 1**

15' 10" x 14' 9" (4.84m x 4.52m)

#### **BEDROOM 2**

15' 10" x 15' 5" (4.84m x 4.70m)

#### **BEDROOM 3**

12' 11" x 15' 1" (3.96m x 4.62m)

#### **BEDROOM 4**

15' 7" x 17' 3" (4.76m x 5.26m)

#### **BEDROOM 5**

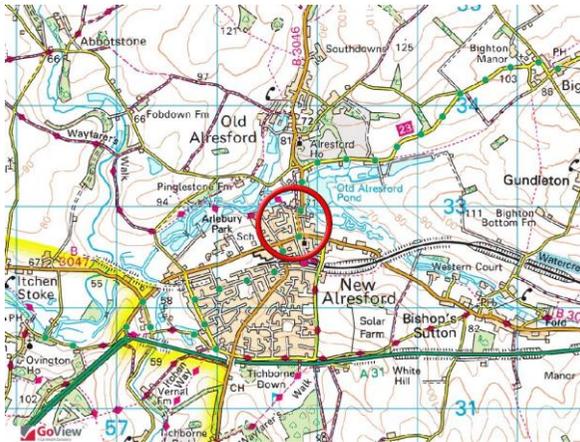
10' 11" x 17' 3" (3.34m x 5.26m)

#### **CELLAR**

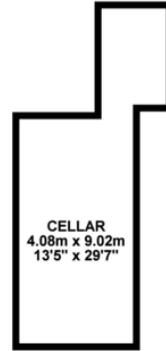
13' 4" x 29' 7" (4.08m x 9.02m)

#### **DIRECTIONS**

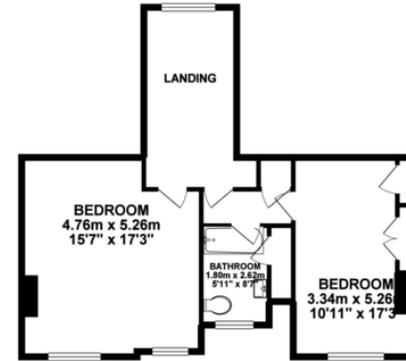
From our office on Broad Street exit left and The Old Post House is located approximately 30 metres further down the street.



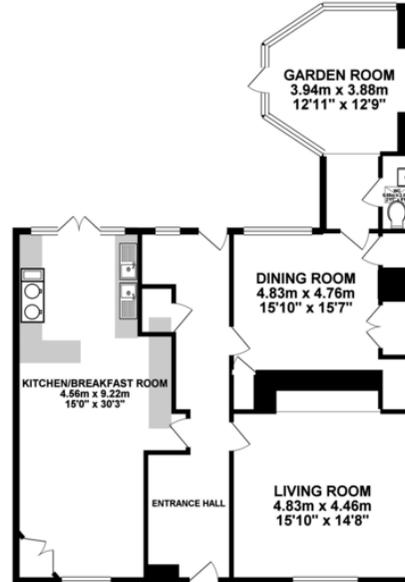
BASEMENT LEVEL 24.89 sq. m.  
( 267.94 sq. ft. )



2ND FLOOR 62.50 sq. m.  
( 672.72 sq. ft. )



GROUND FLOOR 115.79 sq. m.  
( 1246.37 sq. ft. )



1ST FLOOR 97.18 sq. m.  
( 1046.02 sq. ft. )



TOTAL FLOOR AREA : 300.36 sq. m. ( 3233.04 sq. ft. ) 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.  
Made with Metropix ©2019

No. 11 Broad Street, Alresford, Hampshire, SO24 9AR

01962 736333

lettings@hellards.co.uk | hellards.co.uk

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.

