



Lime Ridge, Southdowns, Old Alresford

*At home in Hampshire*  **Hellards**

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# Lime Ridge, 1 Southdowns

OLD ALRESFORD, HAMPSHIRE SO24 9UR

## Guide Price £1,450,000

- Modern, Well-presented Family Home in sought-after Old Alresford
- Exclusive Development with Far-reaching Countryside Views
- Superb Extended Kitchen/Dining/Family Room with Triple-Aspect Garden Outlook
- Spacious Drawing Room with Log Burner Plus Bright Triple-Aspect Study
- Five Bedrooms, including Two En-suites, plus Modern Family Bathroom
- Generous South-East Facing Garden, Driveway Parking and Detached Double Garage

This modern and well-presented family home is located in the highly sought-after village of Old Alresford, just a mile from Alresford town. Positioned within an exclusive development of just thirteen properties, built approximately 25 years ago, the house enjoys an enviable spot on the edge of the scheme with far-reaching views across open fields to the rear and side.

Previously extended, the property now offers outstanding ground-floor living space. At its heart is a superb kitchen/dining/family room, flooded with natural light and enjoying garden views from three aspects. The contemporary kitchen features a range cooker, granite worksurfaces, and a separate utility room. The spacious reception hall creates an excellent sense of flow, leading to a generous drawing room with log burner and a bright, triple-aspect study.

Upstairs, a wide landing gives access to five well-proportioned bedrooms, including two with en-suite facilities, along with a modern family bathroom.

Outside, the property is set on a generous southerly plot, enjoying views across open countryside. To the front, a spacious driveway offers parking for multiple vehicles and gives access to a detached double garage. The majority of the grounds lie to the rear and are mainly laid to level lawn, creating an expansive and versatile outdoor space. A paved terrace directly adjoining the house provides the perfect setting for alfresco dining and relaxed entertaining.





Old Alresford, with a village green and village hall at its centre, lies at the southern end of the Candover Valley in the middle of farming communities and the famous watercress beds. There are a wide variety of walks and cycle rides from the doorstep. Old Alresford has a strong village community, with its church, dramatic society, summer fayre, bonfire celebrations, cricket club and village events. The town of New Alresford lies a mile to the south, 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, churches and an active community. The cathedral city of Winchester is just a few miles away and there is easy access to the south coast, the Midlands and London via the road network. There is mainline rail access to London from Winchester or Basingstoke.

#### **SERVICES**

Mains electricity and water. There is a communal septic tank for the development. Oil-fired central heating, with underfloor heating downstairs, and radiators upstairs.

#### **MANAGEMENT COMPANY**

Southdowns Management Company Ltd is owned and run by the residents for the maintenance of the common parts. No. 1 pays a service charge of £80pm.

#### **LOCAL AUTHORITY**

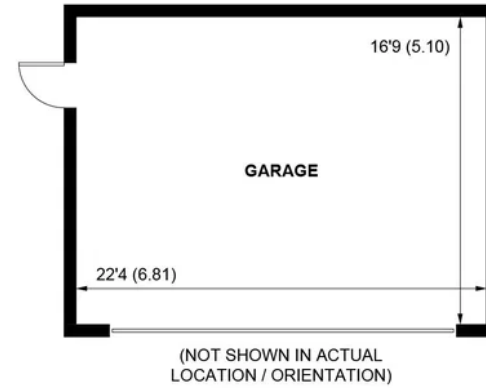
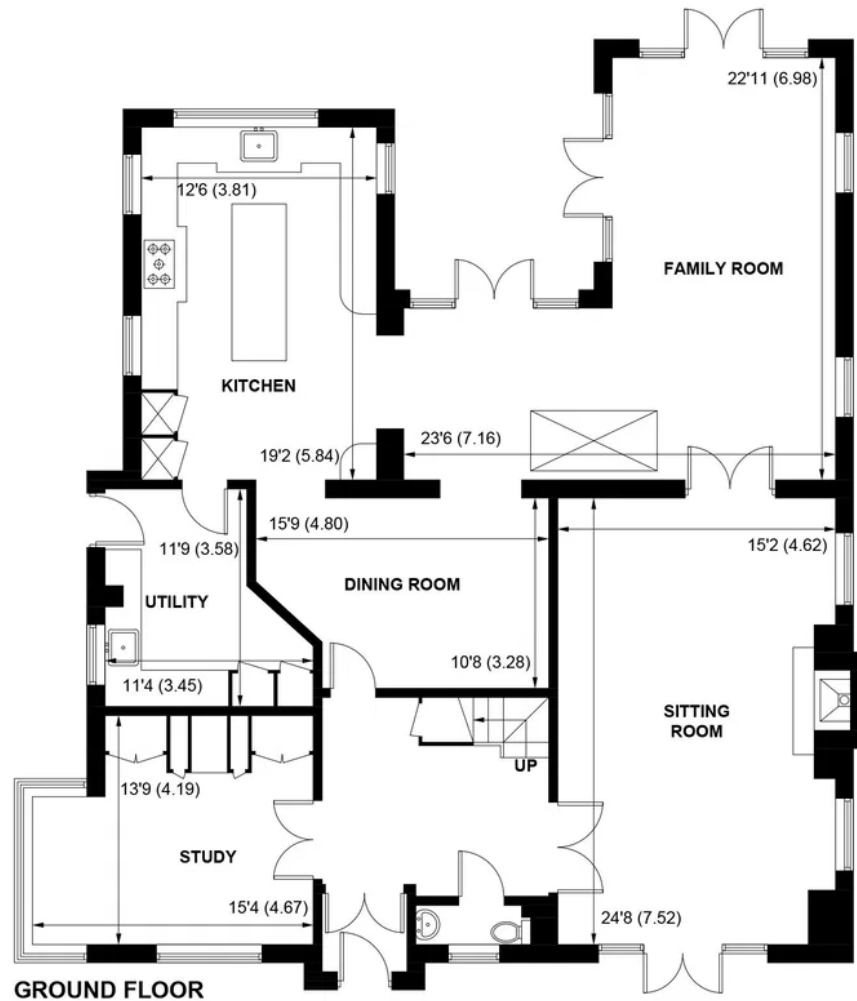
Winchester City Council  
Council Tax Band G

#### **DIRECTIONS**

From our office in Broad Street, drive north out of the town on the B3046 towards Old Alresford. Once in the village, go past the church and green. Southdowns is further along on the right hand side. Take the first of the two entrances, and follow the road around to the right. Lime Ridge is the first house on the left hand side. What3words ///newlywed.billiard.diplomats







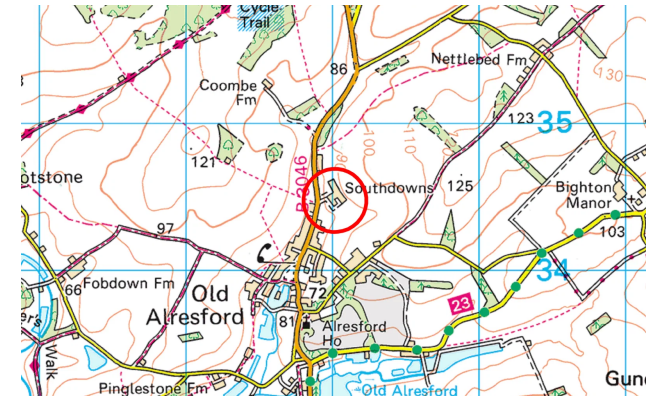
**APPROXIMATE GROSS INTERNAL AREA = 2744 SQ FT / 254.9 SQ M**


**GARAGE = 373 SQ FT / 34.7 SQ M**

**TOTAL = 3117 SQ FT / 289.6 SQ M**

**NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2025 ©**

**Produced for Hellards**



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>	67	72
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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.